



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
*"Creating Community Through People, Parks and Programs"*  
Russ Guiney, Director

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April 4, 2006

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ANNEXATION OF TERRITORY INTO LANDSCAPING AND LIGHTING ACT  
DISTRICT NO. 4, ZONE NO. 77, WEST CREEK PARK; APPROVAL OF INCREASE TO  
THE EXISTING RATE FOR DISTRICT NO. 4, ZONE NO. 69, WEST CREEK CANYON  
ESTATES; APPROVAL OF NEW CONSUMER PRICE INDEX (CPI) ADJUSTMENT  
COMPONENTS FOR FIFTEEN ZONES IN THE SANTA CLARITA AREA; AND  
APPROVAL OF NEW CPI ADJUSTMENT COMPONENTS FOR FOUR ZONES IN THE  
EAST COUNTY AREA  
(1st, 3rd, 4th and 5th Districts - Three-Vote Matter)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Pursuant to the provisions of the Landscaping and Lighting Act (LLA) (California Streets and Highway Code Section 22500, et seq.) (the "Act") and as provided by Article XIID of the California Constitution, Adopt the enclosed Resolution of Intention to annex territory into LLA District No. 4, Zone No. 77, West Creek Park; and order the levying of an assessment for this annexation for Fiscal Year 2006-07; order an amendment of the existing rate within LLA District No. 4, Zone No. 69, West Creek Canyon Estates; order an amendment to include a new consumer price index (CPI) adjustment components for fifteen Zones in the Santa Clarita area; and order an amendment to include for CPI adjustment components for four Zones in the East County area.

2. Set the public hearing date for: 1) the proposed annexation and levying of the proposed assessment for Zone No. 77; 2) the amendment to the rate for Zone No. 69; 3) the amendment to include new CPI adjustment components in the rate for fifteen Zones in the Santa Clarita Area; and 4) the amendment to include new CPI cost of living adjustment components in the rate for four Zones in the East County area, as specified in Section 22625 of the California Streets and Highways Code ("Streets and Highways Code").
3. Approve and file the enclosed Engineer's Reports prepared in accordance with Section 22565 et seq. of the Streets and Highways Code for the proposed annexation of territory and levy of assessments for landscape and park maintenance purposes for LLA District No. 4, Zone No. 77, West Creek Park; for the proposed amendment to the existing rate in LLA District No. 4, Zone No. 69, West Creek Canyon Estates; and for the proposed amendment to include new CPI adjustment components to the assessments in nineteen Zones in the Santa Clarita and East County area, pursuant to provisions of the Act.
4. Instruct the County Engineer and Assessor to review the boundary description of the territory to be annexed into LLA District No. 4 and instruct the County Engineer to report on the district boundary, as required by Section 58850 et seq. of the California Government Code.
5. Instruct the Executive Officer to give notice of the public hearings and to mail ballots to property owners at least 45 days prior to the date of the hearings.

**IT IS FURTHER RECOMMENDED THAT, AT THE CONCLUSION OF THE PUBLIC HEARINGS, YOUR BOARD:**

1. Instruct the Executive Officer to manage the tabulation of assessment ballots submitted and not withdrawn in support of, or in opposition to the proposed annexation of territory and levy of assessments for LLA District No. 4, Zone No. 77, West Creek Park and determine whether the ballots submitted in favor of the proposed annexation and assessment in the Zone exceed those submitted in opposition.
2. Instruct the Executive Officer to manage the tabulation of ballots submitted and not withdrawn in support of, or in opposition to the proposed amendments to the existing rate in LLA District No. 4, Zone No. 69, West Creek Canyon Estates and determine whether the ballots submitted in favor of the amendment exceed those submitted in opposition.

3. Instruct the Executive Officer to manage the tabulation of ballots submitted and not withdrawn in support of, or in opposition to the imposing of CPI adjustment components for fifteen Zones in the Santa Clarita area and determine whether the ballots submitted in favor of the amendment exceed those submitted in opposition.
4. Instruct the Executive Officer to manage the tabulation of ballots submitted and not withdrawn in support of, or in opposition to the imposing of CPI adjustment components for four Zones in the East County area and determine whether the ballots submitted in favor of the amendment exceed those submitted in opposition.
5. Find that the actions are exempt from the California Environmental Quality Act (CEQA).
6. Find that the territory to be annexed into LLA District No. 4 will be benefited by such annexation and order the boundary of LLA District No. 4 to be altered to include such territory.
7. Order changes in any of the matters provided in the reports including changes in the improvements, the proposed diagrams, or the proposed assessments, as described in the Engineer's Reports if needed.
8. For the territory to be annexed, if the ballots submitted in favor of the annexation and assessments exceed those in opposition; Adopt the "Resolution Ordering the Annexation of Territory into LLA District No. 4, Zone No. 77, West Creek Park and the Levying of an Assessment for the Annexed Territory for Fiscal Year 2006-07" in confirming the diagrams and assessments either as originally proposed, or changed by it and ordering the maintenance of the Zone. The adoption of this resolution shall constitute the annexation of territory for the fiscal year referred to in the Engineer's Report.

9. For the increase to the rate for LLA District No. 4, Zone No. 69, West Creek Canyon Estates, if the ballots submitted in favor of the amendment exceed those in opposition, adopt the "Resolution Increasing the Rate" for LLA District No. 4, Zone No. 69, West Creek Canyon Estates in confirming the amendment either as originally proposed or changed by it. The adoption of this resolution shall constitute the approval of the amendment as referred to in the Engineer's Report.
10. For the proposed CPI adjustment components for fifteen Zones in the Santa Clarita area, if the ballots submitted in favor of the amendment exceed those in opposition, adopt the "Resolution Imposing the CPI for Fifteen Zones in the Santa Clarita Area" in confirming the amendment either as originally proposed or changed by it. The adoption of this resolution shall constitute the approval of the amendment as referred to in the Engineer's Report.
11. For the proposed CPI adjustment components for four Zones in the East County area, if the ballots submitted in favor of the amendment exceed those in opposition, adopt the "Resolution Imposing the CPI for Four Zones in the East County area" in confirming the amendment either as originally proposed or changed by it. The adoption of this resolution shall constitute the approval of the amendment as referred to in the Engineer's Report.
12. Designate the Director of the Department of Parks and Recreation to accept, on behalf of LLA District No. 4, the Grants of Easement to designated areas and open space pursuant to the tract conditions approved for the annexation.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS**

These recommended actions would annex additional territory into LLA District No. 4; amend the existing rate for LLA District No. 4, Zone No. 69, West Creek Canyon Estates; impose annual CPI cost of living adjustment components for nineteen Zones in the Santa Clarita and East County areas; set a date for a public hearing regarding the establishment of the Fiscal Year 2006-07 annual assessment for the annexed area to provide landscape and park maintenance services subject to the requirements of Article XIID of the California Constitution; set a date for a public hearing for the amendment to the existing rate subject to the requirements of Article XIID of the California Constitution; set dates for public hearings to impose CPI cost of living adjustment components subject to the requirements of Article XIID of the California Constitution; and approve and file the enclosed Engineer's Reports. These actions are pursuant to the LLA Section of the Streets and Highways Code of the State of California, and as provided by Article XIID of the California Constitution, and provide funding for the operation of the aforementioned County-administered District Zones.

The Resolution of Intention to annex territory and to levy and collect assessments is limited to the proposed annexation area in LLA District No. 4, Zone No. 77 West Creek Park for Fiscal Year 2006-07.

The Resolution of Intention to increase the rate is limited to LLA District No. 4, Zone No. 69, West Creek Canyon Estates.

The Resolution of Intention to impose CPI adjustment components is limited to nineteen Zones in the Santa Clarita area and the East County area.

A separate Board letter and Resolution of Intention will be filed to set a date for a public hearing to establish the annual per parcel direct assessment for the remaining existing Zones within LLA Districts Nos. 1, 2 and 4 in accordance with the Act and Article XIID of the California Constitution.

### **LLA District No. 4, Zone No. 77 West Creek Park**

Newhall Land, developer of the unincorporated area known as West Creek (Tract Nos. 52455, 52455-01, 52455-02, and 52455-03) has requested the annexation of approximately 15.5 acres into LLA District No. 4, Zone No. 77, West Creek Park.

The proposed annexation of this territory will provide the method to raise funds for the maintenance and servicing of park and landscaping improvements. These improvements include, but are not limited to: shrubs, turf, trees, automated irrigation systems, concrete walkways, tot lots and equipment, basketball and volleyball courts, picnic facilities, bridging and fencing, restrooms and appurtenant facilities.

LLA District No. 4, Zone No. 69 West Creek Canyon Estates

Newhall Land, developer of the unincorporated area known as West Creek Canyon Estates (Tract 52455-02, Area A and Tract 52455-03, Area B) has requested an increase to the existing rate due to changes in the Zone outlined in the revised Engineer's Report, which include changes in the total square footage of the Zone and adjusted rates for utilities, landscape maintenance, brushing, and administration.

Various Zones in the Santa Clarita area and Various Zones in the East County Area

The Director of Parks and Recreation is requesting ballots to impose CPI adjustment components on various Zones in both the Santa Clarita and East County areas that currently do not have automatic CPI adjustments. These are Zones that are geographically located in either the Santa Clarita or the East County areas only and exclude Zones that are being transferred to the City of Santa Clarita or for which our financial analysis indicates no CPI provision is needed at this time.

The Zones in the Santa Clarita area included in this action are District No. 2, Zone 19 (Sagewood Valencia), Zone 20 (El Dorado Village), Zone 21 (Sunset Pointe), Zone 33 (Canyon Park), Zone 36 (Mountain Valley), Zone 37 (Castaic Hillcrest), Zone 40 (Castaic Shadow Lake), Zone 44 (Bouquet Canyon), Zone 48 (Shadow Hills), Zone 55 (Castaic North Bluff), Zone 56 (Commerce Center Area Wide), Zone 62 (Canyon Heights), Zone 63 (The Enclave); and District No. 4 Zone 64 (Double C Ranch), and the new Zone 77 (West Creek Park).

The Zones in the East County area included in this action are District No. 2, Zone 34 (Hacienda), Zone 35 (Montebello), Zone 43 (Rowland Heights), and Zone 58 (Rancho El Dorado).

A list of all Zones in District Nos. 2 and 4 is included (Attachment A).

On July 12, 1979, August 10, 1995 and July 22, 1997, your Board approved the formation of LLA District Nos. 1, 2 and 4 and Zones therein, respectively, for the purpose of providing landscaping in County-administered LLA Districts and Zones therein pursuant to provisions of the Act. As the governing body, the Board of Supervisors is responsible for levying the annual assessment for landscape and park maintenance purposes.

On June 12, 1979, your Board approved a method of distributing maintenance costs on the basis of land use and/or benefit and this same method will be used to compute the Fiscal Year 2006-07 assessments. This method and the proposed assessments on the various lots or parcels are shown in detail in the Engineer's Reports.

### **Implementation of Strategic Plan Goals**

These actions will further the County's Strategic Plan Goals of Fiscal Responsibility (Goal Four), and Service Excellence (Goal One). These recommendations in compliance with the Act and Article XIID of the California Constitution, will allow the County to service and maintain the park, landscaping and appurtenant facilities that benefit those that live within these zones.

### **FISCAL IMPACT/FINANCING**

There is no fiscal impact to the General Fund. Services provided in the Districts and Zones therein, are funded by the assessments established by the Board of Supervisors.

The recommended new annual assessment of \$286.23 per Equivalent Dwelling Unit (EDU) for LLA District No. 4, Zone No. 77, West Creek Park, will provide the funds needed for maintenance, servicing and administrative costs associated with the improvements during Fiscal Year 2006-07. It should be noted that this assessment includes \$216.26 annually for the eventual repair of areas which will be damaged during future construction of a secondary water pipe along the length of the Metropolitan Water District (MWD) property. [It is estimated that the MWD will not make a decision on when to construct the secondary water pipe for approximately 10 years.] Until a decision is made on a timetable, the \$216.26 will be credited back annually to the parcel owners. Once a decision on a timetable is made, the assessment of \$216.26 will no longer be credited and will be accumulated for the repairs to the Zone.

The recommended revised annual assessment of \$976.99 residential and \$526.69 commercial per EDU for LLA District No. 4, Zone No. 69, West Creek Canyon Estate, will provide the funds needed for maintenance, servicing and administrative costs associated with the improvements during Fiscal Year 2006-07. It should be noted that the residential assessment includes \$447.43 annually for the repair of areas which will be damaged during future construction of a secondary water pipe along the length of the Metropolitan Water District (MWD) property. [It is estimated that the MWD will not make a decision on when to construct the secondary water pipe for approximately 10 years.] Until a decision is made on a timetable, the \$447.43 will be credited back annually to the parcel owners. Once a decision on a timetable is made, the assessment of \$447.43 will no longer be credited and will be accumulated for the repairs to the Zone.

The recommended CPI adjustment components for nineteen Zones in the Santa Clarita area and East County area will improve the long term financial viability for these Zones.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The LLA sets forth procedures that must be followed for any fiscal year during which assessments levied in a prior fiscal year are to be continued. The Act, Government Code Section 53753, and the California Constitution have established procedures that must be followed for the levy of any new or increased assessments. The Act requires that the legislative body adopt a Resolution Initiating Proceedings, and generally describe any proposed improvements or substantial changes in existing improvements.

The legislative body also must order the Director of the Department of Parks and Recreation to have prepared an Engineer's Report in accordance with Section 22565, et seq. of the Streets and Highways Code. The report will show an estimate of, and a proposed assessment to pay for, the costs of providing landscape and park maintenance services. The Act provides a method of funding an assessment district with assessments being collected via the consolidated tax bill. This provides for the assessment of landscape and park maintenance costs against the benefiting properties.

Proceedings for the annexation of territory to an existing Los Angeles County LLA District under the Act are initiated by Resolution pursuant to Section 22608 of the Streets and Highways Code and Article XIID, Section 6 of the California Constitution. In annexation proceedings, the Resolution, Report, Notices of Hearing, and Right of Majority Protest are limited to the territory proposed to be annexed.



Honorable Board of Supervisors  
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The passage of Proposition 218 in November 1996 added Articles XIIC and XIID to the California Constitution. Article XIID contains additional requirements to those found in the Act that must be followed for the levying of new or additional assessments and the filing of the Engineer's Report. Zone No. 77, West Creek Park and Zone No. 69, West Creek Canyon Estates, require assessment ballots to approve the new assessment and amendments, respectively.

Your Board is required to conduct a public hearing upon the proposed assessment and adjustments not less than 45 days after mailing notices to the property owners. The developer of the proposed annexation area and the developer of the zones proposed for the rate amendments are the owners of the properties and have provided written petitions requesting the proposed actions. A notice and ballot will be mailed to each property owner within LLA District No. 4, Zone No. 77, West Creek Park and Zone No. 69, West Creek Canyon Estates, in compliance with Article XIID of the California Constitution. A notice and ballot will be mailed to each owner within the fifteen Zones included in the Countywide ballot for Santa Clarita Area Zones who would be affected by the increase in assessment due to a CPI adjustment. A notice and ballot will be mailed to each owner within the four Zones included in the Countywide ballot for East County Area Zones who would be affected by the increase in assessment due to a CPI adjustment.

Any new or additional assessment that is subject to the notice and hearing provisions of Article XIID of the California Constitution is not subject to the notice and hearing requirements of Government Code Section 54954.6.

Pursuant to the approved tentative tract conditions as indicated in the Engineer's Reports for LLA District No. 4, Zones 69, and 77, the developer is required to install the improvements as approved by the District and grant to the District maintenance easements for designated areas. When the required improvements are completed to the satisfaction of the District and executed Grants of Easement are received, the designated areas will be accepted by the District for maintenance and servicing.

County Counsel has approved the enclosed Resolutions as to form.

### **ENVIRONMENTAL DOCUMENTATION**

Approval of the proposed actions is exempt from the California Environmental Quality Act (CEQA) according to Section 15301 and Subsection 15301 (h) of State CEQA Guidelines. Approval of proposed assessments and adjustments is exempt from CEQA, according to Section 15273(a)(1)(2)(3)(4) of State CEQA Guidelines because CEQA does not apply to the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, or other charges by public agencies. Approval of the assessments is also exempt from CEQA because it is for the purpose of: 1) meeting operating expenses including employee wage rates and fringe benefits; 2) purchasing and leasing supplies, equipment or materials; 3) meeting financial reserve needs and requirements; and/or 4) obtaining funds for capital projects necessary to maintain service within existing service areas, pursuant to Section 21080(b) 8 of the Public Resources Code.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of these recommendations for LLA District No. 4, Zones 69 and 77, and the nineteen Zones included in the CPI ballots will be a benefit to these development communities through the beautification, maintenance and servicing of landscaped medians, park areas and appurtenant improvements.

### **CONCLUSION**

It is requested that an executed copy of this document be retained by the Executive Officer-Clerk of the Board, one conformed copy each be forwarded to the Chief Administrative Office, County Counsel and Auditor-Controller, and two conformed copies be forwarded to the Department of Parks and Recreation.

Respectfully submitted,



Russ Guiney  
Director

Attachments (10)

c: Chief Administrative Officer  
Executive Officer, Board of Supervisors (22)

**Zones in District Nos. 2 and 4  
Current CPI Provision Status**

| <b>District No.</b> | <b>Zone No.</b> | <b>Zone Title</b>                   | <b>Current CPI Provision Status</b> |
|---------------------|-----------------|-------------------------------------|-------------------------------------|
| <b>2</b>            | <b>19</b>       | <b>Sagewood Valencia</b>            | <b>No</b>                           |
|                     | <b>20</b>       | <b>El Dorado Village</b>            | <b>No</b>                           |
|                     | <b>21</b>       | <b>Sunset Pointe</b>                | <b>No</b>                           |
|                     | <b>25</b>       | <b>Stevenson Ranch</b>              | <b>Yes</b>                          |
|                     | <b>26</b>       | <b>Emerald Crest</b>                | <b>Yes</b>                          |
|                     | <b>28</b>       | <b>Vista Grande</b>                 | <b>Yes</b>                          |
|                     | <b>32</b>       | <b>Lost Hills Commercial</b>        | <b>No</b>                           |
|                     | <b>33</b>       | <b>Canyon Park</b>                  | <b>No</b>                           |
|                     | <b>34</b>       | <b>Hacienda</b>                     | <b>No</b>                           |
|                     | <b>35</b>       | <b>Montebello</b>                   | <b>No</b>                           |
|                     | <b>36</b>       | <b>Mountain Valley</b>              | <b>No</b>                           |
|                     | <b>37</b>       | <b>Castaic Hillcrest</b>            | <b>No</b>                           |
|                     | <b>38</b>       | <b>Sloan Canyon</b>                 | <b>Yes</b>                          |
|                     | <b>40</b>       | <b>Castaic Shadow Lake</b>          | <b>No</b>                           |
|                     | <b>43</b>       | <b>Rowland Heights</b>              | <b>No</b>                           |
|                     | <b>44</b>       | <b>Bouquet Canyon</b>               | <b>No</b>                           |
|                     | <b>45</b>       | <b>Lake Los Angeles</b>             | <b>No</b>                           |
|                     | <b>47</b>       | <b>Northpark</b>                    | <b>No</b>                           |
|                     | <b>48</b>       | <b>Shadow Hills</b>                 | <b>No</b>                           |
|                     | <b>51</b>       | <b>Valencia High School</b>         | <b>Yes</b>                          |
|                     | <b>52</b>       | <b>Mountain View East</b>           | <b>No</b>                           |
|                     | <b>55</b>       | <b>Castaic North Bluff</b>          | <b>No</b>                           |
|                     | <b>56</b>       | <b>Commerce Center A/W</b>          | <b>No</b>                           |
|                     | <b>58</b>       | <b>Rancho El Dorado</b>             | <b>No</b>                           |
|                     | <b>62</b>       | <b>Canyon Heights</b>               | <b>No</b>                           |
| <b>4</b>            | <b>63</b>       | <b>The Enclave</b>                  | <b>No</b>                           |
|                     | <b>64</b>       | <b>Double C Ranch</b>               | <b>No</b>                           |
|                     | <b>65</b>       | <b>Fair Oaks Ranch, Phase 1</b>     | <b>Yes</b>                          |
|                     | <b>65A</b>      | <b>Fair Oaks Ranch, Ph. 2&amp;3</b> | <b>Yes</b>                          |
|                     | <b>65B</b>      | <b>Fair Oaks Park</b>               | <b>Yes</b>                          |
|                     | <b>66</b>       | <b>Valencia Marketplace</b>         | <b>Yes</b>                          |
|                     | <b>67</b>       | <b>Miramontes</b>                   | <b>Yes</b>                          |
|                     | <b>68</b>       | <b>West Creek Copperhill</b>        | <b>Yes</b>                          |

**Zones in District Nos. 2 and 4  
Current CPI Provision Status**

| <b>District No.</b> | <b>Zone No.</b> | <b>Zone Title</b>                | <b>Current CPI<br/>Provision Status</b> |
|---------------------|-----------------|----------------------------------|---|
| <b>4</b>            | <b>69</b>       | <b>West Creek Canyon Estates</b> | <b>Yes</b>                              |
|                     | <b>70</b>       | <b>Lakeview</b>                  | <b>Yes</b>                              |
|                     | <b>71</b>       | <b>Haskell Canyon Ranch</b>      | <b>Yes</b>                              |
|                     | <b>72</b>       | <b>Copperhill 22</b>             | <b>Yes</b>                              |
|                     | <b>73</b>       | <b>Westridge</b>                 | <b>Yes</b>                              |
|                     | <b>74</b>       | <b>Tesoro Del Valle</b>          | <b>Yes</b>                              |
|                     | <b>75</b>       | <b>Westridge Area Wide</b>       | <b>Yes</b>                              |
|                     | <b>76</b>       | <b>Tesoro Adobe Park</b>         | <b>Yes</b>                              |

**Shaded Zones are included in the CPI ballots, as well as Zone 77 (West Creek Park)**

**COUNTY OF LOS ANGELES  
BOARD OF SUPERVISORS**

**RESOLUTION OF INTENTION TO ANNEX TERRITORY INTO LOS ANGELES  
COUNTY LANDSCAPING AND LIGHTING (LLA) DISTRICT NO. 4 AND ORDER  
LEVYING AN ASSESSMENT FOR THE ANNEXED TERRITORY FOR FISCAL YEAR  
2006-07; TO INCREASE THE RATE FOR LLA DISTRICT NO. 4, ZONE NO. 69,  
WEST CREEK CANYON ESTATES; TO IMPOSE A CONSUMER PRICE INDEX (CPI)  
ADJUSTMENT COMPONENTS FOR FIFTEEN ZONES IN THE SANTA CLARITA  
AREA; AND TO IMPOSE A CPI ADJUSTMENT COMPONENTS FOR FOUR ZONES  
IN THE EAST COUNTY AREA**

**WHEREAS**, the Board of Supervisors of the County of Los Angeles previously approved the formation of Los Angeles County Landscaping and Lighting Act (LLA) District No. 4 and Zones therein for the purpose of providing funds for the provision of landscape maintenance services located therein pursuant to the Landscaping and Lighting Act of 1972 of Part 2 of Division 15 of the Streets and Highways Code of the State of California (the "Act"); and

**WHEREAS**, the Board of Supervisors of the County of Los Angeles, on March 14, 2006, adopted a resolution initiating proceedings as required by law for annexation of territory into LLA District No. 4, Zone No. 77, West Creek Park, and levying an assessment for landscape and park maintenance purposes for the 2006-07 Fiscal Year; and the Board of Supervisors of the County of Los Angeles has approved and filed the Engineer's Report as required by law; and

**WHEREAS**, the Board of Supervisors of the County of Los Angeles, on March 14, 2006, adopted a resolution initiating proceedings as required by law for the amendment of the existing rate for LLA District No. 4, Zone No. 69, West Creek Canyon Estates; and the Board of Supervisors of the County of Los Angeles has approved and filed the Engineer's Report as required by law; and

**WHEREAS**, the Board of Supervisors of the County of Los Angeles, on March 14, 2006, adopted a resolution initiating proceedings as required by law to include an automatic CPI adjustment components for fifteen Zones in the Santa Clarita area; and the Board of Supervisors of the County of Los Angeles has approved and filed the Engineer's Reports as required by law; and

**WHEREAS**, the Board of Supervisors of the County of Los Angeles, on March 14, 2006, adopted a resolution initiating proceedings as required by law to include an automatic CPI adjustment components for four Zones in the East County area; and the Board of Supervisors of the County of Los Angeles has approved and filed the Engineer's Reports as required by law.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Los Angeles, State of California:

**SECTION 1.** That the public interest and convenience require, and that it is the intention of said Board of Supervisors of the County of Los Angeles to authorize that this benefited territory be annexed into LLA District No. 4, West Creek Park Zone No. 77, (the "annexed territory").

**SECTION 2.** That the public interest and convenience require and that it is the intention of said Board of Supervisors to order that the expense necessary for the installation, maintenance, repairs, replacement, utilities, care, supervision and all other items necessary for proper maintenance and operation of LLA District No. 4, Zone No. 77, West Creek Park, shall be assessed upon each lot or parcel of land lying within in proportion to the estimated benefits received from the improvements, and which should be assessed to pay the expense of the installation, maintenance and operation of said improvements. The Engineer's Report on file with the Executive Officer-Clerk of the Board of Supervisors describes the boundary of the said annexed territory, the location and improvements within the annexed territory and the proposed assessment on each lot or parcel of land included therein.

**SECTION 3.** That the public interest and convenience require and that it is the intention of said Board of Supervisors to authorize that the existing rate be increased for LLA District No. 4, Zone No. 69, West Creek Canyon Estates, as contained in the adopted Engineer's Report.

**SECTION 4.** That the public interest and convenience require and that it is the intention of said Board of Supervisors to authorize that an automatic CPI adjustment components be imposed for all Zones included in the Santa Clarita area ballot and all Zones included in the East County area ballot as contained in the adopted Engineer's Reports.

**SECTION 5.** That in subsequent fiscal years the Board of Supervisors may thereafter impose the assessment at any rate or amount that is less than or equal to the amount authorized for Fiscal Year 2006-07, increased each year based upon the CPI, all urban consumers for the Los Angeles-Riverside-Orange County Area, as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor without conducting another mailed ballot election. The Engineer shall compute the percentage of difference between the CPI for February of each year and the CPI for the previous February and shall then adjust the existing assessment by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the Board for determining fluctuations in the cost of living.

**SECTION 6.** That the amounts to be assessed for the expense of such installation, maintenance and operation of the work or improvements above described shall be levied and collected in the same manner and by the same officers as taxes for County purposes are levied and collected and shall be disbursed and expended for installation, maintenance, operation and service of the annexed territory, as described in the Engineer's Report and Section 2 of this Resolution.

**SECTION 7.** That the boundary of the territory proposed to be annexed consists of the areas shown on the approved Engineer's Report.

**SECTION 8.** That the proposed annexation assessments and amendments are subject to majority approval of the property owners in the proposed annexation area and zones, respectively. A ballot and public hearing notice will be sent to all property owners within the subject areas at least 45 days before the public hearings. The ballots will be weighted by the amount of assessment to be paid by each property owner within each zone. The territory will not be annexed and the proposed amendment will be abandoned if the weighted majority of ballots submitted are opposed to the assessments and amendments.

**SECTION 9.** That the proceedings for the levying of assessments shall be taken under and in accordance with the Act, and in accordance with Section 53753 of the Government Code and Article XIID of the California Constitution.

**SECTION 10.** That on \_\_\_\_\_ at the hour of \_\_\_\_\_ of said day, is the day and hour and the Chambers of the Board of Supervisors of the County of Los Angeles, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California 90012, is the place fixed by said Board of Supervisors when and where any and all persons may hear and be heard.

**SECTION 11.** The Clerk of the Board of Supervisors is hereby authorized and directed to give notice of the public hearings and mail assessment ballots to all property owners within the annexed territory and subject zones as shown on the latest Los Angeles County Assessor Records as set forth in Section 7 in accordance with law and Article XIID of the California Constitution.



The foregoing resolution was on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, passed by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

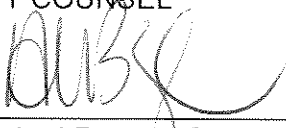
Si no entiende esta noticia o necesita mas informacion por favor llame a este numero (800) 636-3535.

**JOANNE STURGES,**  
Acting Executive Officer -  
Clerk of the Board of Supervisors of  
the County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER JR.  
COUNTY COUNSEL

By  \_\_\_\_\_  
Principal Deputy County Counsel

**COUNTY OF LOS ANGELES  
BOARD OF SUPERVISORS**

**RESOLUTION ORDERING THE ANNEXATION OF TERRITORY INTO  
LOS ANGELES COUNTY LANDSCAPING AND LIGHTING ACT (LLA) DISTRICT  
NO. 4, ZONE NO. 77, WEST CREEK PARK AND LEVYING AN ASSESSMENT FOR  
THE ANNEXED TERRITORY FOR FISCAL YEAR 2006-07**

**WHEREAS**, the Board of Supervisors of the County of Los Angeles on \_\_\_\_\_ adopted a Resolution of Intention to Annex Territory into Los Angeles County Landscaping and Lighting Act (LLA) District No. 4, Zone No. 77, West Creek Park and Levying an Assessment for the Annexed Territory for Fiscal Year 2006-07; and

**WHEREAS**, the levying of the assessment is for the purpose of providing funds for the provision of park and landscape maintenance services in the annexed territory known as LLA District No. 4, Zone No. 77, West Creek Park, pursuant to provisions of the Landscaping and Lighting Act of 1972; and

**WHEREAS**, the Board has approved and filed the Engineer's Report as required by law; and

**WHEREAS**, the Executive Officer of the Board of Supervisors did cause the notice of public hearing to be mailed to all property owners within the territory subject to the proposed annexation and levying of assessments at least 45 days prior to the date set for the hearing; and

**WHEREAS**, the Department of Parks and Recreation has mailed an assessment ballot and a notice to property owners of identified parcels within the territory proposed for annexation, pursuant to Article XIII D of the California Constitution, to indicate support of or opposition to the matter of the assessment; and

**WHEREAS**, said Board of Supervisors has heard all testimony and evidence with regard to the annexation and levying of assessments, has tabulated all returned assessment ballots concerning the proposed assessment for said Zone and has made a determination that the majority of ballots returned in favor of the levy exceeds those submitted in opposition and that no majority protest exists, except for the zone, if any, indicated in Section 3 below; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Los Angeles, State of California:

**SECTION 1.** That this Board hereby finds that the public interest and convenience require the maintenance of the proposed and future park, landscaping and appurtenant improvements located within the boundary of LLA District No. 4.

**SECTION 2.** That this Board hereby determines that levying an assessment for LLA District No. 4, Zone No. 77, West Creek Park, is required to provide the total funding needed to finance the installation and/or maintenance of the existing and future park, landscaping and appurtenant improvements.

**SECTION 3.** That this Board hereby orders the annexation of additional territory into LLA District No. 4, Zone No. 77, West Creek Park, pursuant to provisions of the Act; and to have the boundaries as set forth in the Engineer's Report adopted on \_\_\_\_\_; and hereby orders the maintenance and operation work to be done as set forth and described in said Report.

**SECTION 4.** That this Board hereby determines that the territory identified in the Assessment Diagram of the Engineer's Report will be benefited by annexation to the LLA District No. 4, Zone No. 77, West Creek Park, and hereby orders that the boundaries of said District be altered to include such benefited territory.

**SECTION 5.** That the LLA District diagrams and assessments as set forth in said report, or as modified, are hereby approved, confirmed and adopted by this Board.

**SECTION 6.** That the adoption of this Resolution constitutes the levy of an assessment for the fiscal year commencing July 1, 2006 and ending June 30, 2007 for LLA District No. 4, Zone No. 77, West Creek Park.

**SECTION 7.** That the amounts to be assessed for the expenses of the installation, maintenance, operation and service as described in said report and Resolution shall be levied and collected in the same manner and by the same officers as taxes for County purposes are levied and collected, and shall be disbursed and expended for maintenance, operation, and service of the said Districts, all as described in the Engineer's Report and the Resolution of Intention.

**SECTION 8.** That the Executive Officer of the Board of Supervisors is hereby ordered and directed to file a certified copy of the landscape maintenance diagrams and assessments, together with a certified copy of this Resolution upon its adoption with the County Auditor.

The foregoing resolution was on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, passed by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

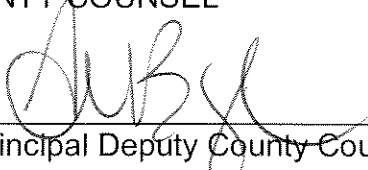
**JOANNE STURGES,**

Acting Executive Officer -  
Clerk of the Board of Supervisors of  
the County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER JR.  
COUNTY COUNSEL

By  \_\_\_\_\_  
Principal Deputy County Counsel

**COUNTY OF LOS ANGELES  
BOARD OF SUPERVISORS**

**RESOLUTION ORDERING AN INCREASE TO THE RATE FOR LOS ANGELES  
COUNTY LANDSCAPING AND LIGHTING ACT (LLA) DISTRICT NO. 4,  
ZONE NO. 69, WEST CREEK CANYON ESTATES**

**WHEREAS**, the Board of Supervisors of the County of Los Angeles on \_\_\_\_\_ adopted a Resolution of Intention to increase the existing rate within LLA District No. 4, Zone No. 69, West Creek Canyon Estates; and

**WHEREAS**, the increase to the existing rate is for the purpose of providing funds for the provision of park and landscape maintenance services in the existing Zones known as LLA District No. 4, Zone No. 69, West Creek Canyon Estates, pursuant to provisions of the Landscaping and Lighting Act of 1972; and

**WHEREAS**, the Board has approved and filed the Engineer's Report as required by law; and

**WHEREAS**, the Executive Officer of the Board of Supervisors did cause the notice of public hearing to be mailed to all property owners within the subject territory to the proposed amendment at least 45 days prior to the date set for the hearing; and

**WHEREAS**, the Department of Parks and Recreation has mailed an assessment ballot and a notice to property owners of identified parcels within the territory proposed for the amendment to the rate, pursuant to Article XIID of the California Constitution, to indicate support of, or opposition to the matter of the amendment; and

**WHEREAS**, said Board of Supervisors has heard all testimony and evidence with regard to the amendment to the rate, has tabulated all returned assessment ballots concerning the proposed assessment for said Zones and has made a determination that the majority of ballots returned in favor of the levy exceeds those submitted in opposition, and that no majority protest exists.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Los Angeles, State of California:

**SECTION 1.** That this Board hereby finds that the public interest and convenience require the maintenance of the proposed and future park, landscaping and appurtenant improvements located within the boundary of LLA District No. 4.

**SECTION 2.** That this Board hereby determines that an increase to the rate in LLA District No. 4, Zone No. 69, West Creek Canyon Estates, is required to provide the total funding needed to finance the installation and/or maintenance of the existing and future park, landscaping and appurtenant improvements.

**SECTION 3.** That this Board hereby orders the increase to the rate for LLA District No. 4, Zone No. 69, West Creek Canyon Estates, pursuant to provisions of the Landscaping and Lighting Act of 1972; and to have the boundaries as set forth in the Engineer's Report adopted on \_\_\_\_\_; and hereby orders the maintenance and operation work to be done as set forth and described in said Report.

**SECTION 4.** That the Executive Officer of the Board of Supervisors is hereby ordered and directed to file a certified copy of the landscape maintenance diagrams and assessments, together with a certified copy of this Resolution upon its adoption, with the County Auditor.


The foregoing resolution was on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, passed by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

**JOANNE STURGES,**  
Acting Executive Officer -  
Clerk of the Board of Supervisors of  
the County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER JR.  
COUNTY COUNSEL

By   
Principal Deputy County Counsel



**COUNTY OF LOS ANGELES  
BOARD OF SUPERVISORS**

**RESOLUTION IMPOSING CONSUMER PRICE INDEX (CPI) ADJUSTMENT  
COMPONENTS FOR FIFTEEN ZONES IN THE SANTA CLARITA AREA**

**WHEREAS**, the Board of Supervisors of the County of Los Angeles on \_\_\_\_\_ adopted a Resolution of Intention to impose an automatic consumer price index (CPI) adjustment components for fifteen zones in the Santa Clarita area; and

**WHEREAS**, imposing an automatic CPI adjustment components for fifteen Zones in the Santa Clarita area is for the purpose of providing funds for the provision of park and landscape maintenance services in the existing Zones pursuant to provisions of the Landscaping and Lighting Act of 1972; and

**WHEREAS**, the Board has approved and filed the Engineer's Report as required by law; and

**WHEREAS**, the Executive Officer of the Board of Supervisors did cause the notice of public hearing to be mailed to all property owners within the subject territory to the proposed amendment at least 45 days prior to the date set for the hearing; and

**WHEREAS**, the Department of Parks and Recreation has mailed an assessment ballot and a notice to property owners of identified parcels within the territory proposed for the amendment to the rate, pursuant to Article XIID of the California Constitution, to indicate support of or opposition to the matter of the amendment; and

**WHEREAS**, said Board of Supervisors has heard all testimony and evidence with regard to the increase to the rate, has tabulated all returned assessment ballots concerning the proposed automatic CPI cost of living adjustment components for said zones and has made a determination that the majority of ballots returned in favor of the levy exceeds those submitted in opposition, and that no majority protest exists.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Los Angeles, State of California:

**SECTION 1.** That this Board hereby finds that the public interest and convenience require the maintenance of the proposed and future park, landscaping and appurtenant improvements located within the boundary of LLA District Nos. 1, 2 & 4.

**SECTION 2.** That this Board hereby determines that an automatic CPI adjustment component is required to provide the total funding needed to finance the installation and/or maintenance of the existing and future park, landscaping and appurtenant improvements.

**SECTION 3.** That this Board hereby orders the automatic CPI adjustment components for these Zones, pursuant to provisions of the Landscaping and Lighting Act of 1972; and to have the boundaries as set forth in the Engineer's Report adopted on \_\_\_\_\_; and hereby orders the installation and/or maintenance of the existing and future park, landscaping and appurtenant improvements to be done as set forth and described in said Report.

**SECTION 4.** That the Executive Officer of the Board of Supervisors is hereby ordered and directed to file a certified copy of the landscape maintenance diagrams and assessments, together with a certified copy of this Resolution upon its adoption with the County Auditor.

The foregoing resolution was on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, passed by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

**JOANNE STURGES,**  
Acting Executive Officer -  
Clerk of the Board of Supervisors of  
the County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER JR.  
COUNTY COUNSEL

By   
Principal Deputy County Counsel

**COUNTY OF LOS ANGELES  
BOARD OF SUPERVISORS**

**RESOLUTION ORDERING CONSUMER PRICE INDEX (CPI) ADJUSTMENT  
COMPONENTS FOR FOUR ZONES IN THE EAST COUNTY AREA**

**WHEREAS**, the Board of Supervisors of the County of Los Angeles on \_\_\_\_\_ adopted a Resolution of Intention to impose an automatic consumer price index (CPI) adjustment components for four Zones included in the East County area; and

**WHEREAS**, imposing automatic CPI adjustment components for four Zones included in the East County area is for the purpose of providing funds for the provision of park and landscape maintenance services in the existing Zones pursuant to provisions of the Landscaping and Lighting Act of 1972; and

**WHEREAS**, the Board has approved and filed the Engineer's Report as required by law; and

**WHEREAS**, the Executive Officer of the Board of Supervisors did cause the notice of public hearing to be mailed to all property owners within the subject territory to the proposed amendment at least 45 days prior to the date set for the hearing; and

**WHEREAS**, the Department of Parks and Recreation has mailed an assessment ballot and a notice to property owners of identified parcels within the territory proposed for the amendment to the rate, pursuant to Article XIIIID of the California Constitution, to indicate support of or opposition to the matter of the amendment; and

**WHEREAS**, said Board of Supervisors has heard all testimony and evidence with regard to the amendment to the rate, has tabulated all returned assessment ballots concerning the proposed automatic CPI adjustment components for said zones and has made a determination that the majority of ballots returned in favor of the levy exceeds those submitted in opposition and that no majority protest exists.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Los Angeles, State of California:

**SECTION 1.** That this Board hereby finds that the public interest and convenience require the maintenance of the proposed and future park, landscaping and appurtenant improvements located within the boundary of LLA District Nos. 1, 2 & 4.

**SECTION 2.** That this Board hereby determines that an automatic CPI adjustment is required to provide the total funding needed to finance the installation and/or maintenance of the existing and future park, landscaping and appurtenant improvements.

**SECTION 3.** That this Board hereby orders the automatic CPI adjustment components for these zones, pursuant to provisions of the Landscaping and Lighting Act of 1972; and to have the boundaries as set forth in the Engineer's Report adopted on \_\_\_\_\_; and hereby orders the installation and/or maintenance of the existing and future park, landscaping and appurtenant improvements to be done as set forth and described in said Report.

**SECTION 4.** That the Executive Officer of the Board of Supervisors is hereby ordered and directed to file a certified copy of the landscape maintenance diagrams and assessments, together with a certified copy of this Resolution upon its adoption with the County Auditor.

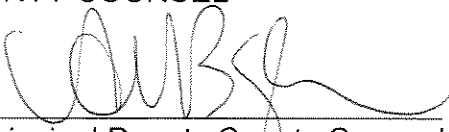
The foregoing resolution was on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, passed by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

**JOANNE STURGES,**  
Acting Executive Officer -  
Clerk of the Board of Supervisors of  
the County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER JR.  
COUNTY COUNSEL

By   
Principal Deputy County Counsel

COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
SPECIAL DISTRICT SECTION  
31320 CASTAIC ROAD  
CASTAIC, CA 91384-3900

# ENGINEER'S REPORT

COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

EAST COUNTY CPI

FISCAL YEAR 2006/2007



*Intent Meeting: April 4, 2006*

*Public Hearing: May 23, 2006*

# **ENGINEER'S REPORT AFFIDAVIT**

## **EAST COUNTY CPI**

### **County of Los Angeles, State of California**

This Report describes the District and Zones therein including the improvements, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the County of Los Angeles Assessor's maps for a detailed description of the lines and dimensions of parcels within the District and Zones. The undersigned respectfully submits the enclosed Report as directed by the Board of Supervisors.

Dated this \_\_\_\_\_, day of \_\_\_\_\_, 2006

MuniFinancial

Assessment Engineer

On Behalf of the County of Los Angeles, Department of Parks and Recreation

By: \_\_\_\_\_  
Bryan Miller, Senior Project Manager

By: \_\_\_\_\_  
Richard Kopecky, Engineer of Work  
R.C.E. # 16742



**EAST COUNTY  
CPI**

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# **EAST COUNTY CPI**

## **I. INTRODUCTION**

This report is prepared in compliance with the requirements of Article 4, Chapter 1, of the Landscaping and Lighting Act of 1972, (hereinafter referred to as the "Act") which is Part 2, Division 15 of the California Streets and Highways Code. This report considers an amendment to the rate and method of apportionment of assessments covering four (4) zones (hereinafter referred to as the "Zones") within the County's Landscape Maintenance District 2 and 4 (hereinafter referred to as the "District"). The amendment considers the inclusion of a CPI factor to the original assessments.

Pursuant to the Act, the Board of Supervisors is the legislative body for the District and Zones, and may initiate changes to the original District and Zones acting as the governing body for the operations and administration of the District and Zones.

Section 22608 of the Streets and Highways Code further states that any proceedings to amend the original District and Zones will be limited to the territory included within the District and Zones. This report will be limited to those properties proposed to be included within the District and Zones as identified in Section II.

Originally, when the Zones were established, there was no allowance for an adjustment in the assessments to account for inflation. As a result, several of the Zones are operating on a marginal budget. This report addresses the need for a CPI factor to be included on the annual assessment levies. If approved, the CPI will take affect for the 2006/2007 fiscal year.

## **RIGHT TO VOTE ON TAXES ACT (PROPOSITION 218)**

On November 5, 1996, the electorate approved Proposition 218, Right to Vote on Taxes Act, which added Articles XIII C and XIII D to the California Constitution. The Proposition affects all assessments upon real property for a special benefit conferred on the property. Assessments imposed under the Landscaping and Lighting Act of 1972 are these types of benefit assessments.

Each property owner who owns parcels within the Zones subject to assessments will be sent an Assessment Ballot and Notice of Public Hearing requesting their approval for an amendment to the original rate and method of apportionment and the implementation of an inflation factor within the Zones. Subsequent owners of parcels, following the public hearing, would be made aware through title reports and Department of Real Estate "White Paper" reports that the parcels are in the Zones and subject to the assessments. Purchase of the parcel(s) is also an agreement by the new owners to be subject to the assessments. However, subsequent increases above the approved rate plus inflation factor if any, will be subject to the procedures and approval process of Section 4 of Article XIII D.

The County may initiate proceedings for an amendment to the rate and method of apportionment by passing a resolution declaring the County's intention. This Resolution of Intention generally describes the territory to be included within the Zones and orders an engineer to prepare and file a detailed report.

This report, prepared by a licensed engineer, details only the territory included within the existing Zones and must include: plans and specifications of the improvements; a) an estimate of the costs of the improvements, including maintenance and servicing; b) a diagram, i.e., map of the Zones showing the boundary of the Zones; c) the parcels which benefit; and d) an estimate of costs of the improvements, maintenance, and servicing. Once the report is completed, it is presented to the Board of Supervisors (the legislative body) for its review and approval as presented, or may be modified and approved.

After the report is approved, the County adopts the Resolution of Intention which declares its intent to place an inflation factor on the assessments for the Zones, describes the improvements, including maintenance and servicing, refers to the Zones by their distinctive designation, refers to the report for the details of the Zones, and sets a time for a public hearing on the amendment.

The Right to Vote on Taxes Act, Articles XIII C and XIII D, requires that the County Board of Supervisors conduct a public hearing not less than forty-five days after mailing a Notice of Assessment and Assessment Ballot explaining the amendment to record owners of each parcel which will have a special benefit conferred upon them and upon which the amendment will affect.

At the public hearing, the County will count the Assessment Ballots returned and consider the public testimony in favor and/or opposing the amendment. If the amendment receives property owner approval, the amended assessments will be approved for levy and the amended rate will replace the current rate. If the amendment does not receive voter approval the amended assessments will not be imposed and the original assessments will continue to be levied at their existing fiscal year 2005/2006 rates.

If authorized, the assessments would be placed on the 2006/2007 County Tax Roll and would be collected with the regular County property taxes.

## **II. PLANS AND SPECIFICATIONS**

The improvements are located within Zones 2-34 Hacienda; 2-35 Montebello; 2-43 Rowland Heights; and 2-58 Rancho El Dorado.

### **Improvements**

A list of the Improvements for each Zone is voluminous and is included here by reference only and is on file in more detail in the office of County of Los Angeles Department of Parks and Recreation, Special District Division where they are available for public inspection.

## **Maintenance**

The proposed maintenance for the Zones includes, but is not limited to, and may be generally described as follows:

The operation, maintenance, and servicing of ornamental structures, landscaping, including trees, shrubs, grass, and other ornamental vegetation, and appurtenant facilities, including irrigation systems, and drainage devices located in public places within the boundaries of the Zone. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the ornamental structures, landscaping, and appurtenant facilities, including repair, removal, or replacement of all or part of any of the ornamental structures, landscaping, or appurtenant facilities; providing for the life, growth, health, and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; the removal of trimmings, rubbish, debris, other solid waste; and pest control. Servicing means the furnishing of electricity for the operation of any appurtenant facilities, and water for the irrigation and control of the landscaping and the maintenance of any of the ornamental structures, landscaping, and appurtenant facilities.

Plans and Specifications for the improvements for the Zones are voluminous and are not bound in this report but by this reference are incorporated and made a part of this report. The plans and specifications are on file in the office of County of Los Angeles Department of Parks and Recreation, Special District Division where they are available for public inspection.

### **III. ESTIMATED COSTS OF THE IMPROVEMENTS**

The Act provides that the estimated costs of the maintenance of the improvements shall include the total cost of the maintenance of the improvements for fiscal year 2006/2007, including incidentals, which may include reserves to operate the Zones until funds are transferred to the County from the County of Los Angeles Auditor/Controller around December 10 of the same fiscal year.

The Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of improvements. The net amount to be assessed on the parcels within the Zones is the total cost of installation, maintenance, and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

Estimated costs of the maintenance of the improvements for the Zones are voluminous and are not bound in this report but by this reference are incorporated and made a part of this report. The estimated costs are on file in the office of the County of Los Angeles Department of Parks and Recreation, Special District Division where they are available for public inspection.

#### **IV. ASSESSMENT DIAGRAM**

The location and boundary of the District and Zones is currently located in unincorporated Los Angeles County adjacent to the City of Santa Clarita.

The boundary maps/diagrams are voluminous and are not bound in this report but by this reference are incorporated and made a part of this report. For details of the parcels, reference is made to the assessor maps on file with the County Assessor. Assessor information for this report was obtained from the latest assessment roll from the County of Los Angeles, Office of the Assessor.

#### **V. ASSESSMENT**

All assessed parcels of real property within the Zones are listed on the assessment roll, which is on file at the County, and is hereby made a part of this report by reference. The assessment roll states the net amount to be assessed upon assessable lands within the Zones for fiscal year 2006/2007 shows the fiscal year 2006/2007 assessment upon each parcel within the Zones and describes each assessable parcel of land within the Zones. These parcels are more particularly described on the County assessment roll, which is on file in the office of the County of Los Angeles Assessor and by reference is made a part of this report as "Appendix A."

If this report is approved, commencing with fiscal year 2006/2007, the amount of the assessments for the Zones will include a yearly increase, based upon the Consumer Price Index, All Urban Consumers, for the Los Angeles-Orange-Riverside County Area ("CPI"), as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor. The licensed engineer shall compute the percentage difference between the CPI for February of each year and the CPI for the previous February, and shall then adjust the existing assessment by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the engineer shall use the revised index or a comparable system as approved by the County Board of Supervisors for determining fluctuations in the cost of living.

Based on land use information provided by the County Assessor, all parcels within the Zones are either residential, or public parcels. The primary benefit derived is from the maintenance of perimeter landscaping.

As a condition of tentative map approval, open space/common area parcels are required to be left as open space and no construction can occur on them. Therefore, these parcels will not be assessed as they serve only to provide benefit within the Zones and receive no special benefit.

In accordance with Section 4 of Article XIII D of the California Constitution, publicly owned parcels are required to be assessed unless they in fact receive no benefit.

## **VI. METHOD OF ASSESSMENT**

### **BACKGROUND**

The Landscaping and Lighting Act of 1972 provides that assessments may be apportioned upon all assessable parcels of land within an assessment district or zone in proportion to the estimated benefits to be received by each parcel from the improvements to be maintained. In addition, Proposition 218 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Proposition provides that only special benefits are assessable, and the County must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district. The general enhancement of property value does not constitute a special benefit.

### **SPECIAL BENEFIT**

In a landscape maintenance district or zone, developers of the land typically install the landscape improvements, and guarantee the continued maintenance through the establishment of a landscape maintenance district or zone. If the installation of the improvements and the guaranteed maintenance did not occur, the parcels would not have been established and could not have been sold to any distinct and separate owner. The establishment of each distinct and separate parcel is a special benefit, which permits the construction of a building or structure on the property and the ownership and sale of the distinct parcel in perpetuity.

All the parcels are established at the same time once the conditions regarding the improvements and the continued maintenance are guaranteed. As a result, each parcel within a district or zone receives a special and distinct benefit from the improvements and to the same degree.

For each development or Zone, the area surrounding the development consists of landscaped easements and other improvements. This is the landscaping and other improvements that will be maintained by the Zones. Since these improvements are for the benefit of the owners and the owners also benefit from the maintenance of these improvements, only the owners of property within the Zones are assessed for this benefit and its costs.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the Zones because of the nature of the improvements. The proper maintenance of landscaping and appurtenant facilities specially benefit parcels within the Zones by moderating temperatures, and providing oxygenation thereby enhancing the environmental quality of the parcels and making them more desirable. The spraying and treating of landscaping for disease reduces the likelihood of insect infestation and other diseases spreading to landscaping located throughout the properties within the Zones. The proper maintenance of the landscaping, ornamental structures, and appurtenant facilities reduces property-related crimes (especially vandalism) against properties in the Zones. The landscaping located in the Zones, helps to visually join the various segments of the community, which enhance the desirability of the property. Finally, the proper maintenance of landscaping and ornamental structures improves the attractiveness of the properties within the Zones and provides a positive visual experience each and every time a trip is made to or from the property.

## GENERAL BENEFIT

In addition to the special benefits received by the parcels within the Zones, there are incidental general benefits conferred by the proposed improvements.

The proper maintenance of landscaping and appurtenant facilities within the Zones will not only control dust from blowing onto properties within the Zones, but will also control dust from blowing onto properties outside of the Zones. The spraying and treating of landscaping for disease reduces the likelihood of insect infestation and other diseases spreading to landscaping located throughout other properties within the County. Finally, the proper maintenance of landscaping and ornamental structures provides a positive visual experience to persons passing by the Zones. All of the above-mentioned constitutes incidental general benefits conferred by the improvements.

The total benefits are thus a combination of the special benefits to the parcels within the Zones and the general benefits to the public at large and to adjacent property owners. The portion of the total landscape maintenance costs, which are associated with general benefits, will not be assessed to the parcels in the Zones, but will be paid from other County funds.

## APPORTIONMENT

For the apportionment of assessments, reference is made to the individual reports on file with the County for each Zone. This report proposes to amend the rate and method of assessment by the addition of CPI language. There will be no change to the actual existing rates and methods of assessments for any Zone.

Most budget items are typically impacted by inflation. In an effort to minimize this impact on the District and Zones, a formula for an inflation adjustment will be submitted to all property owners as part of the property owner balloting process.

All new District and Zone assessments include a formula for increasing assessments each fiscal year to offset increases in costs due to inflation. Generally, any new assessments require certain noticing, meeting, and balloting requirements by law. However Government Code Section 54954.6(o) provides that a “*new assessment*” does not include “*an assessment which does not exceed an assessment formula or range of assessments...previously adopted by the agency or approved by the voters in the area where the assessment is imposed.*” This definition of an increased assessment was later confirmed by Senate Bill 919, (The Implementing Legislation for Proposition 218).

The following describes the assessment adjustment formula proposed by the County:

The maximum assessment amount allowed for each fiscal year shall be increased in an amount equal to the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the Los Angeles-Riverside-Orange County Area for All Urban Consumers, as developed by U.S. Bureau of Labor Statistics. The CPI used shall be as determined by the Bureau of Labor Statistics for a similar period of time.

Each fiscal year the County shall compute the percentage difference between the CPI on February 1, and the CPI for the previous February 1 or a similar time period. This percentage difference shall then establish the range of increased assessments allowed based on CPI. Should the Bureau of Labor

Statistics revise such index or discontinue the preparation of such index, the County shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

In the event that the County determines that the maximum inflation adjustment allowed to the assessments is not required for a given fiscal year, the Board of Supervisors may adopt an assessment less than the allowable maximum assessment for that year. If the budget and assessments for the District or any Zone requires an increase greater than the adjustment set forth in the formula, then the proposed increase would be subject to approval by the property owners subject to the increased assessment.

The actual CPI adjustment to be applied for fiscal year 2006/2007 was not available at the time this report was prepared and will be adjusted from the 5% estimate to the actual CPI adjustment prior to submitting the tax roll to the County.



# **APPENDIX A ASSESSMENT ROLL**

## **EAST COUNTY CPI**

### **County of Los Angeles, State of California**

The assessment roll for the County of Los Angeles, East County CPI, is hereby incorporated and made a part of this report. The assessment rolls are on file in the office of the County of Los Angeles Department of Parks and Recreation, Special District Division where they are available for public inspection.

Reference is made to the County of Los Angeles assessment roll for a description of the parcels in the following District, and Zones:

2-34 Hacienda; 2-35 Montebello; 2-43 Rowland Heights; and 2-58 Rancho El Dorado.

## **APPENDIX B ASSESSMENT DIAGRAM**

### **EAST COUNTY CPI**

The boundary maps/diagrams are voluminous and are not bound in this report but by this reference are incorporated and made a part of this report. For details of the parcels, reference is made to the assessor maps on file with the County Assessor. Assessor information for this report was obtained from the latest assessment roll from the County of Los Angeles, Office of the Assessor.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
SPECIAL DISTRICTS SECTION  
31320 CASTAIC ROAD  
CASTAIC, CA 91384-3900

# ENGINEER'S REPORT

COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

NORTH COUNTY CPI

FISCAL YEAR 2006/2007



*Intent Meeting: April 4, 2006*

*Public Hearing: May 23, 2006*

# ENGINEER'S REPORT AFFIDAVIT

## NORTH COUNTY CPI

### County of Los Angeles, State of California

This Report describes the Districts and Zones therein including the improvements, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the County of Los Angeles Assessor's maps for a detailed description of the lines and dimensions of parcels within the Districts and Zones. The undersigned respectfully submits the enclosed Report as directed by the Board of Supervisors.

Dated this \_\_\_\_\_, day of \_\_\_\_\_, 2006

MuniFinancial

Assessment Engineer

On Behalf of the County of Los Angeles, Department of Parks and Recreation

By: \_\_\_\_\_  
Bryan Miller, Senior Project Manager

By: \_\_\_\_\_  
Richard Kopecky, Engineer of Work  
R.C.E. # 16742

**NORTH COUNTY  
CPI**

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APPENDIX A – ASSESSMENT ROLL

APPENDIX B – ASSESSMENT DIAGRAM

# **NORTH COUNTY CPI**

## **I. INTRODUCTION**

This report is prepared in compliance with the requirements of Article 4, Chapter 1, of the Landscaping and Lighting Act of 1972, (hereinafter referred to as the "Act") which is Part 2, Division 15 of the California Streets and Highways Code. This report considers an amendment to the rate and method of apportionment of assessments covering seventeen (17) zones (hereinafter referred to as the "Zones") within the County's Landscape Maintenance Districts 2 and 4 (hereinafter referred to as the "Districts"). The amendment considers the inclusion of a CPI factor to the original assessments.

Pursuant to the Act, the Board of Supervisors is the legislative body for the Districts and Zones, and may initiate changes to the original Districts and Zones acting as the governing body for the operations and administration of the Districts and Zones.

Section 22608 of the Streets and Highways Code further states that any proceedings to amend the original Districts and Zones will be limited to the territory included within the Districts and Zones. This report will be limited to those properties proposed to be included within the Districts and Zones as identified in Section II.

Originally, when the Zones were established, there was no allowance for an adjustment in the assessments to account for inflation. As a result, several of the Zones are operating on a marginal budget. This report addresses the need for a CPI factor to be included on the annual assessment levies. If approved, the CPI will take affect for the 2006/2007 fiscal year.

## **RIGHT TO VOTE ON TAXES ACT (PROPOSITION 218)**

On November 5, 1996, the electorate approved Proposition 218, Right to Vote on Taxes Act, which added Articles XIII C and XIII D to the California Constitution. The Proposition affects all assessments upon real property for a special benefit conferred on the property. Assessments imposed under the Landscaping and Lighting Act of 1972 are these types of benefit assessments.

Each property owner who owns parcels within the Zones subject to assessments will be sent an Assessment Ballot and Notice of Public Hearing requesting their approval for an amendment to the original rate and method of apportionment and the implementation of an inflation factor within the Zones. Subsequent owners of parcels, following the public hearing, would be made aware through title reports and Department of Real Estate "White Paper" reports that the parcels are in the Zones and subject to the assessments. Purchase of the parcel(s) is also an agreement by the new owners to be subject to the assessments. However, subsequent increases above the approved rate plus inflation factor if any, will be subject to the procedures and approval process of Section 4 of Article XIII D.

The County may initiate proceedings for an amendment to the rate and method of apportionment by passing a resolution declaring the County's intention. This Resolution of Intention generally describes the territory to be included within the Zones and orders an engineer to prepare and file a detailed report.

This report, prepared by a licensed engineer, details only the territory included within the existing Zones and must include: plans and specifications of the improvements; a) an estimate of the costs of the improvements, including maintenance and servicing; b) a diagram, i.e., map of the Zones showing the boundary of the Zones; c) the parcels which benefit; and d) an estimate of costs of the improvements, maintenance, and servicing. Once the report is completed, it is presented to the Board of Supervisors (the legislative body) for its review and approval as presented, or may be modified and approved.

After the report is approved, the County adopts the Resolution of Intention which declares its intent to place an inflation factor on the assessments for the Zones, describes the improvements, including maintenance and servicing, refers to the Zones by their distinctive designation, refers to the report for the details of the Zones, and sets a time for a public hearing on the amendment.

The Right to Vote on Taxes Act, Articles XIII C and XIII D, requires that the County Board of Supervisors conduct a public hearing not less than forty-five days after mailing a Notice of Assessment and Assessment Ballot explaining the amendment to record owners of each parcel which will have a special benefit conferred upon them and upon which the amendment will affect.

At the public hearing, the County will count the Assessment Ballots returned and consider the public testimony in favor and/or opposing the amendment. If the amendment receives property owner approval, the amended assessments will be approved for levy and the amended rate will replace the current rate. If the amendment does not receive voter approval the amended assessments will not be imposed and the original assessments will continue to be levied at their existing fiscal year 2005/2006 rates.

If authorized, the assessments would be placed on the 2006/2007 County Tax Roll and would be collected with the regular County property taxes.

## **II. PLANS AND SPECIFICATIONS**

The improvements are located within Zones 2-19, Sagewood Valencia; 2-20 El Dorado Village; 2-21 Sunset Pointe; 2-33 Canyon Park; 2-36 Mountain Valley; 2-37 Castaic Hillcrest; 2-40 Castaic Shadow Lake; 2-44 Bouquet Canyon; 2-48 Shadow Hills; 2-55 Castaic North Bluff; 2-56 Commerce Center AW; 2-62 Canyon Heights; 4-63 The Enclave; 4-64 Double C Ranch; 4-68 West Creek Copperhill Village; 4-69 West Creek Canyon Estates; and 4-77.

### **Improvements**

A list of the Improvements for each Zone is voluminous and is included here by reference only and is on file in more detail in the office of County of Los Angeles Department of Parks and Recreation, Special Districts Division where they are available for public inspection.

## **Maintenance**

The proposed maintenance for the Zones includes, but is not limited to, and may be generally described as follows:

The operation, maintenance, and servicing of ornamental structures, landscaping, including trees, shrubs, grass, and other ornamental vegetation, and appurtenant facilities, including irrigation systems, and drainage devices located in public places within the boundaries of the Zone. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the ornamental structures, landscaping, and appurtenant facilities, including repair, removal, or replacement of all or part of any of the ornamental structures, landscaping, or appurtenant facilities; providing for the life, growth, health, and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; the removal of trimmings, rubbish, debris, other solid waste; and pest control. Servicing means the furnishing of electricity for the operation of any appurtenant facilities, and water for the irrigation and control of the landscaping and the maintenance of any of the ornamental structures, landscaping, and appurtenant facilities.

Plans and Specifications for the improvements for the Zones are voluminous and are not bound in this report but by this reference are incorporated and made a part of this report. The plans and specifications are on file in the office of County of Los Angeles Department of Parks and Recreation, Special Districts Division where they are available for public inspection.

### **III. ESTIMATED COSTS OF THE IMPROVEMENTS**

The Act provides that the estimated costs of the maintenance of the improvements shall include the total cost of the maintenance of the improvements for fiscal year 2006/2007, including incidentals, which may include reserves to operate the Zones until funds are transferred to the County from the County of Los Angeles Auditor/Controller around December 10 of the same fiscal year.

The Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of improvements. The net amount to be assessed on the parcels within the Zones is the total cost of installation, maintenance, and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

Estimated costs of the maintenance of the improvements for the Zones are voluminous and are not bound in this report but by this reference are incorporated and made a part of this report. The estimated costs are on file in the office of the County of Los Angeles Department of Parks and Recreation, Special Districts Division where they are available for public inspection.



#### **IV. ASSESSMENT DIAGRAM**

The location and boundary of the Districts and Zones is currently located in unincorporated Los Angeles County adjacent to the City of Santa Clarita.

The boundary maps/diagrams are voluminous and are not bound in this report but by this reference are incorporated and made a part of this report. For details of the parcels, reference is made to the assessor maps on file with the County Assessor. Assessor information for this report was obtained from the latest assessment roll from the County of Los Angeles, Office of the Assessor.

#### **V. ASSESSMENT**

All assessed parcels of real property within the Zones are listed on the assessment roll, which is on file at the County, and is hereby made a part of this report by reference. The assessment roll states the net amount to be assessed upon assessable lands within the Zones for fiscal year 2006/2007 shows the fiscal year 2006/2007 assessment upon each parcel within the Zones and describes each assessable parcel of land within the Zones. These parcels are more particularly described on the County assessment roll, which is on file in the office of the County of Los Angeles Assessor and by reference is made a part of this report as "Appendix A."

If this report is approved, commencing with fiscal year 2006/2007, the amount of the assessments for the Zones will include a yearly increase, based upon the Consumer Price Index, All Urban Consumers, for the Los Angeles-Orange-Riverside County Area ("CPI"), as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor. The licensed engineer shall compute the percentage difference between the CPI for February of each year and the CPI for the previous February, and shall then adjust the existing assessment by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the engineer shall use the revised index or a comparable system as approved by the County Board of Supervisors for determining fluctuations in the cost of living.

Based on land use information provided by the County Assessor, all parcels within the Zones are either residential, or public parcels. The primary benefit derived is from the maintenance of perimeter landscaping.

As a condition of tentative map approval, open space/common area parcels are required to be left as open space and no construction can occur on them. Therefore, these parcels will not be assessed as they serve only to provide benefit within the Zones and receive no special benefit.

In accordance with Section 4 of Article XIII D of the California Constitution, publicly owned parcels are required to be assessed unless they in fact receive no benefit.

## **VI. METHOD OF ASSESSMENT**

### **BACKGROUND**

The Landscaping and Lighting Act of 1972 provides that assessments may be apportioned upon all assessable parcels of land within an assessment district or zone in proportion to the estimated benefits to be received by each parcel from the improvements to be maintained. In addition, Proposition 218 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Proposition provides that only special benefits are assessable, and the County must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district. The general enhancement of property value does not constitute a special benefit.

### **SPECIAL BENEFIT**

In a landscape maintenance district or zone, developers of the land typically install the landscape improvements, and guarantee the continued maintenance through the establishment of a landscape maintenance district or zone. If the installation of the improvements and the guaranteed maintenance did not occur, the parcels would not have been established and could not have been sold to any distinct and separate owner. The establishment of each distinct and separate parcel is a special benefit, which permits the construction of a building or structure on the property and the ownership and sale of the distinct parcel in perpetuity.

All the parcels are established at the same time once the conditions regarding the improvements and the continued maintenance are guaranteed. As a result, each parcel within a district or zone receives a special and distinct benefit from the improvements and to the same degree.

For each development or Zone, the area surrounding the development consists of landscaped easements and other improvements. This is the landscaping and other improvements that will be maintained by the Zones. Since these improvements are for the benefit of the owners and the owners also benefit from the maintenance of these improvements, only the owners of property within the Zones are assessed for this benefit and its costs.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the Zones because of the nature of the improvements. The proper maintenance of landscaping and appurtenant facilities specially benefit parcels within the Zones by moderating temperatures, and providing oxygenation thereby enhancing the environmental quality of the parcels and making them more desirable. The spraying and treating of landscaping for disease reduces the likelihood of insect infestation and other diseases spreading to landscaping located throughout the properties within the Zones. The proper maintenance of the landscaping, ornamental structures, and appurtenant facilities reduces property-related crimes (especially vandalism) against properties in the Zones. The landscaping located in the Zones, helps to visually join the various segments of the community, which enhance the desirability of the property. Finally, the proper maintenance of landscaping and ornamental structures improves the attractiveness of the properties within the Zones and provides a positive visual experience each and every time a trip is made to or from the property.

## GENERAL BENEFIT

In addition to the special benefits received by the parcels within the Zones, there are incidental general benefits conferred by the proposed improvements.

The proper maintenance of landscaping and appurtenant facilities within the Zones will not only control dust from blowing onto properties within the Zones, but will also control dust from blowing onto properties outside of the Zones. The spraying and treating of landscaping for disease reduces the likelihood of insect infestation and other diseases spreading to landscaping located throughout other properties within the County. Finally, the proper maintenance of landscaping and ornamental structures provides a positive visual experience to persons passing by the Zones. All of the above-mentioned constitutes incidental general benefits conferred by the improvements.

The total benefits are thus a combination of the special benefits to the parcels within the Zones and the general benefits to the public at large and to adjacent property owners. The portion of the total landscape maintenance costs, which are associated with general benefits, will not be assessed to the parcels in the Zones, but will be paid from other County funds.

## APPORTIONMENT

For the apportionment of assessments, reference is made to the individual reports on file with the County for each Zone. This report proposes to amend the rate and method of assessment by the addition of CPI language. There will be no change to the actual existing rates and methods of assessments for any Zone.

Most budget items are typically impacted by inflation. In an effort to minimize this impact on the Districts and Zones, a formula for an inflation adjustment will be submitted to all property owners as part of the property owner balloting process.

All new District and Zone assessments include a formula for increasing assessments each fiscal year to offset increases in costs due to inflation. Generally, any new assessments require certain noticing, meeting, and balloting requirements by law. However Government Code Section 54954.6(o) provides that a “*new assessment*” does not include “*an assessment which does not exceed an assessment formula or range of assessments...previously adopted by the agency or approved by the voters in the area where the assessment is imposed.*” This definition of an increased assessment was later confirmed by Senate Bill 919, (The Implementing Legislation for Proposition 218).

The following describes the assessment adjustment formula proposed by the County:

The maximum assessment amount allowed for each fiscal year shall be increased in an amount equal to the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the Los Angeles-Riverside-Orange County Area for All Urban Consumers, as developed by U.S. Bureau of Labor Statistics. The CPI used shall be as determined by the Bureau of Labor Statistics for a similar period of time.

Each fiscal year the County shall compute the percentage difference between the CPI on February 1, and the CPI for the previous February 1 or a similar time period. This percentage difference shall then establish the range of increased assessments allowed based on CPI. Should the Bureau of Labor

Statistics revise such index or discontinue the preparation of such index, the County shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

In the event that the County determines that the maximum inflation adjustment allowed to the assessments is not required for a given fiscal year, the Board of Supervisors may adopt an assessment less than the allowable maximum assessment for that year. If the budget and assessments for the District or any Zone requires an increase greater than the adjustment set forth in the formula, then the proposed increase would be subject to approval by the property owners subject to the increased assessment.

The actual CPI adjustment to be applied for fiscal year 2006/2007 was not available at the time this report was prepared and will be adjusted from the 5% estimate to the actual CPI adjustment prior to submitting the tax roll to the County.

# **APPENDIX A ASSESSMENT ROLL**

## **NORTH COUNTY CPI**

### **County of Los Angeles, State of California**

The assessment roll for the County of Los Angeles, North County CPI, is hereby incorporated and made a part of this report. The assessment rolls are on file in the office of the County of Los Angeles Department of Parks and Recreation, Special Districts Division where they are available for public inspection.

Reference is made to the County of Los Angeles assessment roll for a description of the parcels in the following Districts, and Zones:

2-19, Sagewood Valencia; 2-20 El Dorado Village; 2-21 Sunset Pointe; 2-33 Canyon Park; 2-36 Mountain Valley; 2-37 Castaic Hillcrest; 2-40 Castaic Shadow Lake; 2-44 Bouquet Canyon; 2-48 Shadow Hills; 2-55 Castaic North Bluff; 2-56 Commerce Center AW; 2-62 Canyon Heights; 4-63 The Enclave; 4-64 Double C Ranch; 4-68 West Creek Copperhill Village; 4-69 West Creek Canyon Estates; and 4-77.

## **APPENDIX B ASSESSMENT DIAGRAM**

### **NORTH COUNTY CPI**

The boundary maps/diagrams are voluminous and are not bound in this report but by this reference are incorporated and made a part of this report. For details of the parcels, reference is made to the assessor maps on file with the County Assessor. Assessor information for this report was obtained from the latest assessment roll from the County of Los Angeles, Office of the Assessor.

**ENGINEER'S REPORT**

**COUNTY OF LOS ANGELES**

**DEPARTMENT OF PARKS AND RECREATION**

**LOS ANGELES COUNTY**  
**LLA DISTRICT NO. 4, ZONE NO. 77**  
**WEST CREEK PARK**

**Prepared for:**  
**County of Los Angeles**  
**Department of Parks and Recreation**  
**Special Districts Section**  
**31320 North Castaic Road**  
**Castaic, CA 91384**

**Submitted:**

**January 2006**

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## I. INTRODUCTION

This report is prepared in compliance with the requirements of the LLA of 1972 (LLA), Article 4, Chapter 1, which is Part 2, Division 15 of the California Streets and Highways Code.

The County, through the Department of Parks and Recreation, is preparing to take responsibility of the maintenance and servicing of the improvements to LLA District No. 4, Zone No. 77 – West Creek Park.<sup>1</sup> Since the passage of Proposition 218, which appeared on the November 1996 Statewide ballot, new procedures must be followed to levy assessments under the LLA. Proposition 218 requires that all assessments be supported by a detailed Engineer's Report prepared by a registered professional engineer.

The LLA provides for the levy of annual assessments after formation of an assessment district for the continued maintenance and servicing of district improvements. The LLA further allows various areas to be classified into a separate zone when the territory in the zone receives substantially the same degree of benefit from the improvements. The costs associated with the installation, maintenance, and service of the improvements may be assessed to those properties, which are benefited by them.

The County may initiate proceedings for the continued maintenance and servicing of the improvements by passing a resolution that generally describes any proposed new improvements, or any substantial changes in existing improvements, and order a registered professional engineer to prepare and file a detailed report.

The report prepared by the engineer must include plans and specifications of the improvements, and estimate of the costs of the improvements, including maintenance and servicing, a diagram describing the assessment district showing the boundary of the district including the parcels or lots which benefit. Once the report has been completed, it is then presented to the County (the legislative body) for its review and approval as presented, or may be modified and approved.

After the report is approved, the County:

- Adopts a resolution of intent, which declares its intent to levy and collect assessments,
- Describes the improvements, including maintenance and servicing,
- Refers to the assessment district by its distinctive designation,

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<sup>1</sup> See Attachment F.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

- Refers to the report for details of the district,
- Sets a time for hearing on the levy of the proposed assessment, and
- Directs that each property owner be given a notice of the time and place for the hearing.

With the passage for Proposition 218, a notice is mailed to all property owners within the district or specific zone. The notice includes a description in general terms, the reason for the assessment and what it will fund, the amount of the assessment on the owner's parcel, how the assessments were calculated, the total assessment charged to the district or specific zone, and how long the assessment will be imposed. The notice includes the date, time, and location of the public hearing conducted by the County where owners may make their comments. The public hearing must be held no fewer than 45 days after the notice is mailed.

The notice also includes a ballot on which the owners may express their support or opposition to the assessment. The ballot includes a procedure to complete and return the marked ballot to the County. The owners' names and parcel identification numbers are included so the owners' votes may be posted to the parcel being assessed.

The notice also informs the property owners that if a majority of the ballots returned by the property owners support the assessment, then an assessment will be levied to pay the costs of the maintenance and servicing. Conversely, if a majority of the property owners oppose the assessments, the County cannot proceed with the assessment. At the public hearing, the Board of Supervisors must tabulate the ballots and consider public testimony both in favor of and in opposition to the assessment.

Assessments, if authorized, would be placed on the 2006/2007 County tax roll, and be collected with the regular County property taxes. Reserve funds would be used to fund the maintenance and serve until assessment funds are distributed by the County in December 2007.

## II. PLANS AND SPECIFICATIONS

The proposed improvements for the assessment district include, but are not limited to:

The operation, maintenance, and servicing of ornamental structures, landscaping, (including trees, shrubs, grass, and other ornamental vegetation), maintenance trail, walkways, parcourse, basketball course, park building, shade structures, play structures, fences, parking lot, concrete pathways, irrigation systems and drainage devices, located in public places within the boundaries of LLA District No. 4, Zone No. 77 – West Creek Park.

*Maintenance means:*

“The furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the park facilities, including ornamental structures landscaping, maintenance trail, walkways, parcourse, basketball course, park building, shade structures, play structures, fences, parking lot, concrete pathways, irrigation systems and drainage devices, including repair, removal, or replacement of all or part of the abovementioned park facilities, including ornamental structures, landscaping, maintenance trail, walkways, parcourse, basketball course, park building, shade structures, play structures, fences, parking lot, concrete pathways, irrigation systems and drainage devices, and providing for the life growth, health, and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; the removal of trimming rubbish, debris, and other solid waste, and pest control.”

*Servicing means:*

“The furnishing of electricity for the lighting and operation of the park facilities, including ornamental structures, landscaping, maintenance trail, walkways, parcourse, basketball course, park building, shade structures, play structures, parking lot, concrete pathways, drainage devices and irrigation systems, and water for the irrigation and control of the landscaping and the maintenance of any of the ornamental structures, landscaping, and above mentioned park facilities”

Plans and Specifications for the improvements for LLA District No. 4, Zone No. 77 – West Creek Park are extensive and are not bound in this report but by this reference are incorporated and made a part for this report. The Plans and Specifications are on file in the office of the Los Angeles County Department of Parks and Recreation, Special Districts Section, where they are available for public inspection.

### III. ESTIMATED COST OF THE IMPROVEMENTS

The LLA provides that the estimated costs of the improvements shall include the total cost of the improvements for Fiscal Year 2006/2007, including incidentals, which may include reserves to operate the District until funds are transmitted to the Department of Parks and Recreation from the County in December of the next fiscal year.

The Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of the improvements. The net amount to be assessed on the lots or parcels within each district is the total cost of installation, maintenance, and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

Estimated costs for improvements related to LLA District No. 4, Zone No. 77– West Creek Park are extensive and are not bound in this report, but by reference are incorporated and made part of this report. The estimated costs are on file in the office of the Los Angeles County Department of Parks and Recreation, Special Districts Section, where they are available to the public for review. A description of budget items is included as Attachment B.

#### IV. ASSESSMENT DIAGRAM

Attachment F shows the exterior boundaries of LLA District No. 4, Zone No. 77– West Creek Park and Attachment G includes the Legal Description of this assessment zone. On Attachment A, each parcel is identified by an Assessor's Parcel Number. The lines and dimensions of each parcel within the assessment district and the Assessor's Parcel Number for each parcel are shown on the Assessor's maps maintained by the County of Los Angeles, Office of the Assessor. Said maps are herein incorporated by reference. Generally, the assessment district incorporates those parcels shown on the following Assessor's Book Page and Numbers:

1. 2810-001-007
2. 2810-001-057
3. 2810-002-078
4. 2866-006-001
5. 2866-006-004
6. 2866-006-005
7. 2866-006-018
8. 2866-006-042

The Assessment Roll, Appendix A, includes the Assessor's Parcel Numbers, the owner's name and the owner's address for each parcel within the benefit zone. Appendix A is a separate volume on file in the office of the County of Los Angeles, Department of Parks and Recreation, Special Districts Section, and is incorporated herein by reference. Assessor information was obtained from the latest Assessment Roll (July 2005) from the County of Los Angeles, Office of the Assessor.

## V. ASSESSMENT

All assessed lots and parcels of real property within the assessment district are listed on the Assessment Roll on file in the office of the Los Angeles County Department of Parks and Recreation, Special Districts Section, and are hereby made a part of this report by reference. The assessment roll includes the following: the net amount to be assessed upon assessable lands within the assessment district for Fiscal Year 2006/2007, the Fiscal year 2006/2007 assessment upon each lot and parcel within the assessment district, and a description of each assessable lot or parcel of land within the assessment district. These lots and parcels are more particularly described in the County assessment roll, which is on file in the office of the Los Angeles County Assessor and by reference is made a part of this report.

The LLA of 1972 provides for the assessment of improvement costs against benefited property within the assessment district. The Act states that, "The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements". A method of distributing the landscape maintenance costs was approved by the Board of Supervisors on June 12, 1979, and is incorporated herein by reference. That same method will be used to compute the 2006/2007 assessment.

Based on land use information outlined on Tract Nos. 52455, 52455-01, 52455-02, and 52455-03, it has been determined that all of the parcels to be assessed in Zone 77 - West Creek Park are residential. The primary benefits derived from the maintenance and improvements for LLA District No. 4, Zone No. 77 - West Creek Park are passive and active park facilities such as landscaping, maintenance trail, sidewalks, parcourse, basketball course, park building, shade structures, play structures, and parking lot. These facilities are available to all residential property owners within the zone.

### *a) Publicly Owned Parcels*

In accordance with Section 4 of Article XIID of the California Constitution, publicly owned parcels are required to be assessed unless they in fact receive no special benefit. The Metropolitan Water District (MWD) fee property over which a portion of the West Creek Park will be located shall not be included in the assessment since they will not receive a special benefit.

*b) Assessment*

In determining the cost per parcel for Fiscal Year 2006/2007, the total estimated cost of the improvements (annual operation, maintenance, and servicing expenses, and operating reserves) will be used to determine the amount to be assessed. The cost to be assessed on each parcel will be determined within the assessment district.

The amount to be assessed as special benefits within LLA District No. 4, Zone No. 77 – West Creek Park property for the 2006/2007 fiscal year is \$142,069. Each assessable parcel in the assessment district and its proposed 2006/2007 assessment is included in the tax roll, Appendix A. Appendix A is a separate volume on file with the County. For a description of the parcels within the assessment district, reference is made to the Los Angeles County Assessment Roll, which is on file in the office of the County Assessor and incorporated herein by reference. The amount to be assessed per equivalent dwelling unit within LLA District No. 4, Zone No. 77 – West Creek Park for the 2006/2007 fiscal year is \$69.97 per residential equivalent dwelling unit (EDU). Details of the parcel and unit assessments are included in Attachment A and calculation of the EDU assessment rate is shown in Attachment C.

In addition, each residential parcel within the district will be assessed and credited a replacement cost for the portion of the park located within the Metropolitan Water District (MWD) fee property. This area is subject to removal during the future construction of a secondary water pipe along the length of MWD's property. However, since the design-to-construction process is estimated to take approximately 10 years, until such time that MWD announces their decision to begin construction of the pipe, this assessment amount will be credited on the same tax bill. Once MWD initiates the design process, the assessments will cease to be credited so as to allow the accumulation of the necessary funds for the replacement of this portion of the park. The amount to be assessed and credited per equivalent dwelling unit within LLA District No. 4, Zone No. 77 – West Creek Park for the 2006/2007 fiscal year is \$216.26 per residential equivalent dwelling unit (EDU). Calculation of the EDU assessment rate for the replacement cost is shown in Attachment D.

## VI. METHOD OF ASSESSMENT

### *a) Background*

The LLA of 1972 provides that assessments may be apportioned upon all assessable lots or parcels of land within the district or zone therein in proportion to the estimated benefits to be received for the improvements. In addition, Proposition 218 requires that assessments be a levy or charge upon real property for a special benefit conferred on the property over and above any general benefits conferred on property located in the district or to the public at large. Although the general enhancement of property value is not a special benefit, the specific enhancement of property value is a special benefit. In essence, an assessment, levy or charge, on a parcel must be based on a special and distinct benefit to the parcel, and shall not include any general benefits conferred on the public at large, including real property within the district.

### *b) Special Benefit*

The overall quality of life and desirability of a community is enhanced due to the existence of parks, open space and recreational facilities that are properly maintained, operable, safe and clean. This results in enhanced property values and marketability of residential parcels in the entire community, although some parcels derive special benefits due to their close proximity to facilities. These properties, included in LLA No. 4, Zone No. 77 – West Creek Park for purposes of assessment, derive 100% of the special benefits from the maintenance of these facilities due to their proximity to those improvements.

### *c) General Benefit*

It has been determined that, even though the parcels within this zone receive all of the unique, special benefits from the maintenance of the West Creek Park improvements, existing projects outside of this zone also benefit from the maintenance of the park, such as two projects to the south, three projects to the east, and one existing project to the north.

Therefore, it has been determined that the percent Special Benefit attributable to this project is 56% (see Attachment E for calculation of Special versus General Benefit). As such, 56% of the maintenance of the park would not be funded by this Zone. As shown in Attachment E, 44% of the park's usage would be attributable to Zone 77. Therefore,



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that portion of the park's maintenance cost shall be funded by that Zone. The remaining, unfunded portion of the park's maintenance is estimated at \$180,808.67. This General Benefit portion of maintenance costs would, therefore, be borne by the County's General Fund.

*January 2006*

*Engineer's Report  
LLA District No. 4, Zone No. 77  
West Creek Park*

COUNTY OF LOS ANGELES  
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VII. CERTIFICATION

I, Ross W. Barker, Psomas, Engineer of Work for the County of Los Angeles, do hereby certify that the foregoing assessments, together with the boundary maps attached hereto, are true and correct.

---

Ross W. Barker, RCE 32799, Exp. 6/30/06  
Engineer of Work

January 2006

Engineer's Report  
LLA District No. 4, Zone No. 77  
West Creek Park

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**Attachment A: Parcel and Unit Assessment**

The assessment roll for the Landscape and Lighting Act (LLA) District No. 4, Zone No. 77 - West Creek Park is hereby incorporated and made a part of this report. The Assessment Rolls are on file in the office of the Los Angeles Department of Parks and Recreation, Special Districts Section, where they are available for public review.

Reference is made to the Los Angeles County tax roll for a description of the lots or parcels in each of the Assessment Districts.

**Pre-Subdivision Assessment**

| Zone Number | Assessor Parcel Number <sup>1</sup> | Tract  | FY 2006/2007 Zone Assessment | FY 2006/2007 Parcel Assessment |
|-------------|-------------------------------------|--|------------------------------|--------------------------------|
| 77          | 2810-001-057                        | 52455,<br>52455-01,<br>52455-02<br>and<br>52455-03 |                              | \$17,758.66                    |
| 77          | 2810-001-007                        | 52455,<br>52455-02<br>and<br>52455-03              |                              | \$17,758.66                    |
| 77          | 2810-002-078                        | 52455,<br>52455-01,<br>52455-02<br>and<br>52455-03 |                              | \$17,758.66                    |
| 77          | 2866-006-001                        | 52455,<br>52455-02<br>and<br>52455-03              |                              | \$17,758.66                    |

<sup>1</sup> These parcels will be further subdivided into the following assessable parcels under Tract Nos. 52455-01, 52455-02, 52455-03 and 52455 (not recorded as of the submittal date of this report): 1036 single family lots and 12 multi-family lots. Lots to be recorded as schools, commercial, open space, recreation, or utility usage are not proposed to be assessed.

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| Zone Number         | Assessor Parcel Number <sup>1</sup> | Tract                                 | FY 2006/2007 Zone Assessment | FY 2006/2007 Parcel Assessment |
|---------------------|-------------------------------------|---------------------------------------|------------------------------|--------------------------------|
| 77                  | 2866-006-042                        | 52455,<br>52455-02<br>and<br>52455-03 |                              | \$17,758.66                    |
| 77                  | 2866-006-004                        | 52455,<br>52455-02<br>and<br>52455-03 |                              | \$17,758.66                    |
| 77                  | 2866-006-018                        | 52455,<br>52455-02<br>and<br>52455-03 |                              | \$17,758.66                    |
| 77                  | 2866-006-005                        | 52455,<br>52455-02<br>and<br>52455-03 |                              | \$17,758.66                    |
| <b>\$142,069.28</b> |                                     |                                       |                              |                                |

Once the subdivision is final and assessor has assigned new parcel numbers, the assessment shall be allocated as follows:

| Use           | Dwelling Units/Acreage | EDU Factor | Equivalent Dwelling Units (EDU) | Annual Parcel Assessment | Zone Assessment by Land Use |
|---------------|------------------------|------------|---------------------------------|--------------------------|-----------------------------|
| Single Family | 1,036 d.u.             | 1          | 1,036                           | \$69.97                  | \$72,486.47                 |
| Condominium   | 1,041 d.u.             | 0.8        | 832.8                           | \$55.97                  | \$58,268.97                 |
| Apartment     | 231 d.u.               | 0.7        | 161.7                           | \$48.97                  | \$11,313.84                 |
| <b>Total</b>  |                        |            |                                 |                          | <b>\$142,069.28</b>         |

## **Attachment B: Description of Budget Items**

The following describes the items listed in the assessment district's budget shown in Section III  
– Estimated Cost of Improvement.

### Utilities:

#### Water

The furnishing of water required for the irrigation of the landscaping and the maintenance of the ornamental structures and park facilities.

#### Electric

The furnishing of electricity required for the operation of the ornamental structures, landscaping, and park facilities.

#### Telephone

The furnishing of telephone service for irrigation controllers.

### Maintenance Contracts

Costs associated with maintenance (labor, material, and equipment) includes all labor, material, and equipment required to properly maintain and service the park facilities, including ornamental structures, landscaping, maintenance trail, walkways, parcourse, basketball course, park building, shade structures, play structures, parking lot, concrete pathways, fencing, entry monuments, drainage devices and irrigation systems within the assessment district. All improvements within the assessment district will be maintained and serviced on a regular basis. The frequency and specific maintenance operation required will be determined by County staff, but generally, the operations will occur weekly.

### Contingency

Repairs that are unforeseen and not normally included in the yearly maintenance cost. This may include repair of damage due to vandalism, storms, and frost. Planned upgrades of the improvements that provide a direct benefit to the assessment district

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could also be included in renovation costs. Examples of upgrades are replacing plant materials and/or renovation irrigation systems.

Annual Administrative/Inspection Costs

The cost of all County departmental staff for providing the coordination for maintenance and servicing, responding to public concerns, and levying and collecting assessments.

Reserves

Costs to upgrade and/or improve the existing park facilities.

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Attachment C: Maintenance Costs and Assessment Calculation

| Budget Item                   | Rate per sq.ft.<br>per year or<br>Cost per Item | Assessable Square<br>Footage/Linear<br>footage | Total<br>Maintenance<br>Cost | Special Benefit<br>Cost to Zone<br>77 at 44% | General Benefit %<br>for Zone 77 at<br>56% |
|-------------------------------|---|--|------------------------------|--|--|
| Utilities                     | 0.043   | 677,064  | \$29,113.75                  | \$12,810.05                                  | \$16,303.70                                |
| Maintenance Contracts         |   |  |                              |  |  |
| a. Landscaping                |   |  |                              |  |  |
| a.1. Open Turf                | \$0.25  | 467,800  | \$116,950.00                 | \$51,458.00                                  | \$65,492.00                                |
| a.3 Texture Shrub Planting    | \$0.35  | 145,500  | \$50,925.00                  | \$22,407.00                                  | \$28,518.00                                |
| a.4 Turf Pest Control         |   |  |                              |  |  |
| (upgraded)                    | \$0.0022  | 467,800  | \$1,029.16                   | \$452.83                                     | \$576.33                                   |
| b. 15'-wide maintenance trail | \$0.10  | 42,800   | \$4,280.00                   | \$1,883.20                                   | \$2,396.80                                 |
| c. Asphalt parking lot        | \$0.10  | 14,000   | \$1,400.00                   | \$616.00                                     | \$784.00                                   |
| d. Trees                      | \$35.00   | 638  | \$22,330.00                  | \$9,828.20                                   | \$12,501.80                                |
| e. Basketball Court           | \$660   | N/A  | \$660.00                     | \$290.40                                     | \$369.60                                   |
| f. Ranch Rail Fencing         | \$1.50  | 600  | \$900.00                     | \$396.00                                     | \$504.00                                   |
| g. Lighting                   | \$6,000.00                                      | N/A  | \$6,000.00                   | \$2,640.00                                   | \$3,360.00                                 |
| h. Concrete pathways          | \$0.08  | 19,800   | \$1,584.00                   | \$696.96                                     | \$887.04                                   |
| i. Enhanced paving (stone)    | \$0.10  | 650  | \$65.00                      | \$28.60                                      | \$36.40                                    |
| j. Decomposed granite         |   |  |                              |  |  |
| parcourse                     | \$0.12  | 9,700  | \$1,164.00                   | \$512.16                                     | \$651.84                                   |
| k. Site amenities*            | \$12,000  | N/A  | \$12,000                     | \$5,280.00                                   | \$6,720                                    |
| Administration/Inspection     | \$0.05  | 677,064  | \$33,853.20                  | \$14,895.40                                  | \$18,957.80                                |
| Contingency                   | \$0.04  | 677,064  | \$27,082.56                  | \$11,916.32                                  | \$15,166.24                                |
| Reserves                      | \$0.02  | 677,064  | \$13,541.28                  | \$5,958.16                                   | \$7,583.12                                 |
| 2006/2007 Total Assessment    |   |  | \$322,877.95                 | \$142,069.28                                 | \$180,808.67                               |
| Number of EDUs                |   |  |                              | 2,030.50                                     |  |
| Assessment Per EDU:           |   |  |                              | \$69.97                                      |  |

\* Site amenities includes structure and facilities maintenance and repairs for various park components such as park building, shade structure, playground, picnic tables, benches, trash enclosures, parcourse stations, gates, etc.

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Attachment D: Replacement Costs and Assessment Calculation

| Items Within MWD Property Subject to Replacement | Replacement Cost Rate<br>(Sq.ft., L.ft. or Cost per Item) | Replacement<br>Sq.Ft./L.F./Item | Replacement<br>Cost | Special Benefit Cost<br>to Zone 77 at 44% | General Benefit<br>Cost to Zone 77 at<br>56% |
|--|---|---------------------------------|---------------------|---|--|
| a. Landscaping                                   |   |                                 |                     |   |  |
| a.1. Open Turf                                   | \$0.25  | 415,800                         | \$103,950.00        | \$45,738.00                               | \$58,212.00                                  |
| a.3. Texture Shrub Planting                      | \$2.00  | 129,900                         | \$259,800.00        | \$114,312.00                              | \$145,488.00                                 |
| b. 15' -wide maintenance trail                   | \$5.00  | 42,800                          | \$214,000.00        | \$94,160.00                               | \$119,840.00                                 |
| d. Trees   |   |                                 |                     |   |  |
| d.1. 15 gallon                                   | \$125.00  | 344                             | \$43,000.00         | \$18,920.00                               | \$24,080.00                                  |
| d.2. 36" box                                     | \$650.00  | 110                             | \$71,500.00         | \$31,460.00                               | \$40,040.00                                  |
| f. Ranch Rail Fencing                            | \$18.00   | 600                             | \$10,800.00         | \$4,752.00                                | \$6,048.00                                   |
| g. Lighting                                      |   |                                 |                     |   |  |
| g.1. Pole lighting                               | \$1,750.00  | 40                              | \$70,000.00         | \$30,800.00                               | \$39,200.00                                  |
| g.2. Bollard lighting                            | \$250.00  | 21                              | \$5,250.00          | \$2,310.00                                | \$2,940.00                                   |
| h. Concrete pathways                             | \$4.50  | 5,400                           | \$24,300.00         | \$10,692.00                               | \$13,608.00                                  |
| j. Decomposed granite parlcourse                 | \$3.50  | 9,700                           | \$33,950.00         | \$14,938.00                               | \$19,012.00                                  |
| h. Irrigation facilities                         |   |                                 |                     |   |  |
| h.1. Turf  | \$1.00  | 114,500                         | \$114,500.00        | \$50,380.00                               | \$64,120.00                                  |
| h.2. Shrub                                       | \$0.75  | 18,600                          | \$13,950.00         | \$6,138.00                                | \$7,812.00                                   |
| i. Drainage                                      |   |                                 |                     |   |  |
| i.1. Inlets                                      | \$1,000.00  | 6                               | \$6,000.00          | \$2,640.00                                | \$3,360.00                                   |
| i.2. 8" pipe                                     | \$30.00   | 900                             | \$27,000.00         | \$11,880.00                               | \$15,120.00                                  |
| 2006/2007 Total Assessment for Replacement Costs |   |                                 | \$998,000.00        | \$439,120.00                              | \$558,880.00                                 |
| Number of EDUs                                   |   |                                 |                     | 2030.50                                   |  |
| Assessment Per EDU for Replacement Costs:        |   |                                 |                     | \$216.26                                  |  |

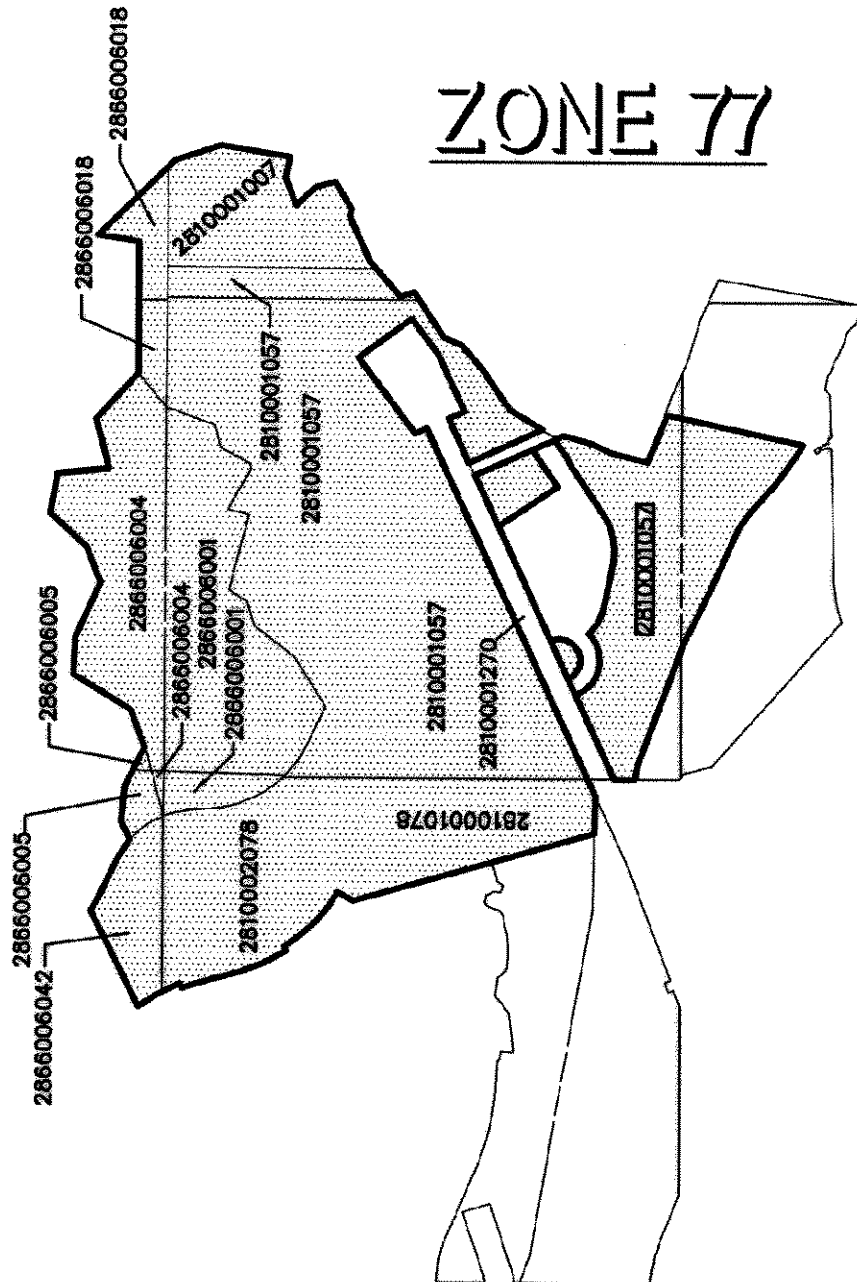
(1) Replacement costs will be assessed and credited on each tax bill until such time that MWD announces its decision to proceed with construction of their secondary water line.



**Attachment E: Calculation of Special vs. General Benefits**

| General/Special Benefit Analysis    |            |                       |                       |  |               |
|-------------------------------------|------------|-----------------------|-----------------------|--|---------------|
| Project                             | EDU Factor | Special Benefit EDU's | General Benefit EDU's |  |               |
| <b>West Creek/West Hills</b>        |            |                       |                       |  |               |
| Single Family                       | 1.036      | 1.00                  | 1036.00               |  |               |
| Condos                              | 1.041      | 0.80                  | 832.80                |  |               |
| Apartments                          | 231        | 0.70                  | 161.70                |  |               |
| <b>Tesoro</b>                       |            |                       |                       |  |               |
| Single Family                       | 1.066      | 1.00                  | 1066                  |  |               |
| <b>Copperstone</b>                  |            |                       |                       |  |               |
| Single Family                       | 190        | 1.00                  | 190                   |  |               |
| Condos                              | 238        | 0.80                  | 190.4                 |  |               |
| <b>Alta Vista</b>                   |            |                       |                       |  |               |
| Single Family                       | 239        | 1.00                  | 239                   |  |               |
| Condos                              | 90         | 0.80                  | 72                    |  |               |
| <b>Skycrest</b>                     |            |                       |                       |  |               |
| Single Family                       | 127        | 1.00                  | 127                   |  |               |
| <b>Creekside</b>                    |            |                       |                       |  |               |
| Single Family                       | 259        | 1.00                  | 259                   |  |               |
| Condos                              | 393        | 0.80                  | 314.4                 |  |               |
| <b>Hidden Creek</b>                 |            |                       |                       |  |               |
| Condos                              | 275        | 0.80                  | 220                   |  |               |
| <b>Total EDU's = 4,707.3</b>        |            |                       | <b>2030.50</b>        |  | <b>2677.8</b> |
| <b>Percent Benefit Based on EDU</b> |            |                       | <b>44%</b>            |  | <b>56%</b>    |

Attachment F: Assessment Diagram



**Attachment G: Legal Description**

**Los Angeles County LLA District No. 4  
ZONE NO. 77  
(North of Copper Hill Drive)**

A parcel of land in the Unincorporated Territory of the County of Los Angeles, more particularly described as follows:

Beginning at the southeasterly terminus of that certain course shown as having a bearing and distance of South 26 degrees 31 minutes 00 seconds East 1111.16 feet on the easterly boundary of a parcel of land described in Certificate of Completion as Annexation 1995-03 to the City of Santa Clarita recorded October 31, 1996 as Instrument No. 96-1773306 of Official Records of said County; thence northwesterly, northeasterly and northerly along said easterly boundary the following fourteen (14) courses:

1. North 26 degrees 31 minutes 27 seconds West 1,100.57 feet to the beginning of a non-tangent curve, concave to the northwest, having a radius of 910.00 feet and to which beginning a radial line bears South 54 degrees 12 minutes 42 seconds East.
2. northeasterly 170.00 feet along said curve through a central angle of 10 degrees 42 minutes 13 seconds.
3. North 25 degrees 05 minutes 05 seconds East 449.99 feet to the beginning of a curve, concave to the southeast and having a radius of 890.00 feet.
4. northeasterly 231.50 feet along said curve through a central angle of 14 degrees 54 minutes 12 seconds.
5. North 23 degrees 30 minutes 18 seconds West 210.54 feet.
6. North 05 degrees 50 minutes 36 seconds East 376.03 feet.
7. North 26 degrees 20 minutes 54 seconds East 450.52 feet.
8. North 20 degrees 27 minutes 45 seconds West 417.44 feet.
9. North 58 degrees 00 minutes 04 seconds West 698.70 feet.
10. North 02 degrees 13 minutes 59 seconds East 390.24 feet.
11. North 23 degrees 55 minutes 58 seconds East 620.77 feet.

12. North 20 degrees 12 minutes 18 seconds West 405.03 feet.
13. North 47 degrees 25 minutes 28 seconds West 512.35 feet.
14. North 09 degrees 09 minutes 47 seconds East 420.19 feet to Station No. 8 in the southerly boundary of the "Wayside Honor Farm", as shown on County Surveyor's Map No. B-1638 on file in the Office of the County Surveyor of said County.

thence easterly and northerly along the southerly and easterly boundary lines of said "Wayside Honor Farm", the following seven (7) courses:

1. North 83 degrees 48 minutes 05 seconds East 531.29 feet.
2. North 14 degrees 11 minutes 02 seconds West 536.31 feet.
3. North 42 degrees 05 minutes 16 seconds East 644.01 feet.
4. North 00 degrees 06 minutes 11 seconds West 1,390.28 feet.
5. North 81 degrees 56 minutes 42 seconds West 425.42 feet.
6. North 44 degrees 57 minutes 12 seconds East 1,118.38 feet.
7. North 71 degrees 11 minutes 43 seconds East 497.49 feet to Station No. 1 of said "Wayside Honor Farm", said Station No. 1 lies on the northerly boundary line of the Rancho San Francisco, in said County, as per map recorded in Book 1, Pages 521 and 522 of Patents, Records of said County and also lies on the southwesterly line of Parcel Map No. 26320, in said County, as per map filed in Book 310, Pages 1 through 51 of Parcel Maps, Records of said County.

thence leaving said boundary of the "Wayside Honor Farm", along said southwesterly line of Parcel Map No. 26320, the following courses:

1. South 80 degrees 20 minutes 33 seconds East 713.46 feet.
2. South 12 degrees 26 minutes 44 seconds West 221.42 feet.
3. South 21 degrees 05 minutes 19 seconds East 305.10 feet.
4. North 47 degrees 15 minutes 05 seconds East 275.82 feet.
5. North 72 degrees 38 minutes 37 seconds East 209.10 feet.
6. South 29 degrees 58 minutes 16 seconds East 329.12 feet.

7. South 11 degrees 49 minutes 24 seconds West 82.11 feet
8. South 24 degrees 18 minutes 33 seconds East 517.97 feet.
9. South 40 degrees 07 minutes 47 seconds East 481.87 feet.
10. North 70 degrees 53 minutes 54 seconds East 155.00 feet.
11. South 32 degrees 28 minutes 17 seconds East 562.66 feet.
12. South 66 degrees 20 minutes 36 seconds East 195.95 feet.
13. South 40 degrees 00 minutes 06 seconds East 336.62 feet.
14. South 34 degrees 05 minutes 30 seconds East 512.36 feet.
15. South 58 degrees 36 minutes 47 seconds East 378.81 feet to the northwesterly line of Copper Hill Drive, 110 feet wide, as dedicated on Tract No. 51644-01, in said County, as per map filed in Book 1271, Pages 8 through 21, inclusive, of Maps, of said Records of Los Angeles County.

thence along said northwesterly line of Copper Hill Drive, South 57 degrees 31 minutes 40 seconds West 320.19 feet; thence leaving said northwesterly line, South 57 degrees 31 minutes 40 seconds West 133.27 feet; thence South 56 degrees 34 minutes 23 seconds West 300.04 feet; thence South 57 degrees 31 minutes 40 seconds West 75.94 feet to the northeasterly line of the land conveyed to the Metropolitan Water District of Southern California as Area "A" by deeds recorded on October 3, 1967 in Book D3786, Page 579, on February 6, 1968 in Book D3905, Page 546, and on July 9, 1973 in Book D5937, Page 544, all of Official Records, in the Office of the County Recorder of Los Angeles County, as shown on map recorded in Book 109, Pages 60 through 70, inclusive, of Records of Surveys, in the Office of the County Recorder of said County of Los Angeles; thence along said northeasterly line, and the northerly and southwesterly lines of said land, the following eight (8) courses:

1. North 24 degrees 25 minutes 31 seconds West 615.85 feet.
2. North 65 degrees 34 minutes 29 seconds East 175.00 feet.
3. North 24 degrees 25 minutes 31 seconds West 662.46 feet.
4. North 36 degrees 46 minutes 35 seconds West 452.46 feet.
5. South 53 degrees 13 minutes 25 seconds West 679.95 feet.
6. South 36 degrees 46 minutes 35 seconds East 981.73 feet.

1        7. North 65 degrees 34 minutes 29 seconds East 126.00 feet.

2        8. South 24 degrees 25 minutes 31 seconds East 643.15 feet to the beginning of a non-  
3        tangent curve, concave to the northeast, having a radius of 13.00 feet and to which  
4        beginning a radial line bears South 34 degrees 44 minutes 17 seconds West.

5  
6        thence leaving said southwesterly line, northwesterly 6.19 feet along said curve through a central  
7        angle of 27 degrees 17 minutes 21 seconds; thence North 27 degrees 58 minutes 22 seconds  
8        West 4.01 feet; thence South 62 degrees 01 minutes 38 seconds West 12.00 feet; thence South 52  
9        degrees 42 minutes 04 seconds West 46.62 feet; thence South 62 degrees 01 minutes 38 seconds  
10       West 12.00 feet; thence South 27 degrees 58 minutes 22 seconds East 4.01 feet to the beginning  
11       of a curve, concave to the west and having a radius of 13.00 feet; thence southerly 19.40 feet  
12       along said curve through a central angle of 85 degrees 30 minutes 02 seconds; thence South 57  
13       degrees 31 minutes 40 seconds West 49.49 feet to the beginning of a curve, concave to the  
14       northwest and having a radius of 145.00 feet; thence southwesterly 28.90 feet along said curve  
15       through a central angle of 11 degrees 25 minutes 16 seconds; thence South 68 degrees 56  
16       minutes 56 seconds West 30.00 feet to the beginning of a curve, concave to the southeast and  
17       having a radius of 161.00 feet; thence southwesterly 32.09 feet along said curve through a central  
18       angle of 11 degrees 25 minutes 16 seconds; thence South 57 degrees 31 minutes 40 seconds  
19       West 65.00 feet to the beginning of a curve, concave to the southeast and having a radius of  
20       277.67 feet; thence southwesterly 41.02 feet along said curve through a central angle of 08  
21       degrees 27 minutes 51 seconds; thence South 49 degrees 03 minutes 49 seconds West 41.09 feet  
22       to the beginning of a curve, concave to the northwest and having a radius of 271.59 feet; thence  
23       southwesterly 38.66 feet along said curve through a central angle of 08 degrees 09 minutes 22  
24       seconds to the beginning of a reverse curve, concave to the southeast and having a radius of  
25       1,800.00 feet, said curve being concentric with and 50.00 feet northwesterly of the northwesterly  
26       line of Copper Hill Drive as dedicated to the County of Los Angeles, by Road Deed recorded  
27       June 16, 1999 as Instrument No. 99-1109877, of said Official Records; thence southwesterly  
28       1,044.24 feet along said concentric curve through a central angle of 33 degrees 14 minutes 21  
29       seconds to the beginning of a reverse curve, concave to the north and having a radius of 13.00  
30       feet; thence westerly 20.21 feet along said curve through a central angle of 89 degrees 04  
31       minutes 47 seconds; thence North 66 degrees 56 minutes 23 seconds West 4.00 feet; thence

1 South 23 degrees 03 minutes 37 seconds West 12.00 feet; thence South 21 degrees 41 minutes 18  
2 seconds West 53.02 feet; thence South 23 degrees 03 minutes 37 seconds West 12.00 feet;  
3 thence South 66 degrees 56 minutes 23 seconds East 4.00 feet to the beginning of a curve,  
4 concave to the southwest and having a radius of 13.00 feet; thence southeasterly 19.89 feet along  
5 said curve through a central angle of 87 degrees 39 minutes 53 seconds to the beginning of a  
6 reverse curve, concave to the east and having a radius of 1,800.00 feet, said curve being  
7 concentric with the hereinabove described curved northwesterly line of Copper Hill Drive;  
8 thence southerly 957.87 feet along said concentric curve through a central angle of 30 degrees 29  
9 minutes 24 seconds to a point of tangency with a line parallel with and 50.00 feet westerly of the  
10 westerly line of said Copper Hill Drive; thence along said parallel line South 09 degrees 45  
11 minutes 55 seconds East 1,122.21 feet to a point of tangency with the northerly continuation of  
12 the curved northwesterly line of said Copper Hill Drive as dedicated to the County of Los  
13 Angeles per deed recorded June 16, 1999 as Instrument No. 99-1109879 of said Official  
14 Records, said curve being concave to the northwest and having a radius of 1,699.92 feet; thence  
15 southwesterly 2,487.12 feet along said continuation and along said curve through a central angle  
16 of 83 degrees 49 minutes 42 seconds; thence continuing along said northwesterly line, the  
17 following six (6) courses:

- 18  
19 1. South 74 degrees 03 minutes 48 seconds West 72.87 feet to the beginning of a curve,  
20 concave to the north and having a radius of 144.63 feet.
- 21 2. westerly 28.55 feet along said curve through a central angle of 11 degrees 18 minutes 36  
22 seconds.
- 23 3. South 85 degrees 22 minutes 24 seconds West 30.96 feet to the beginning of a curve,  
24 concave to the south and having a radius of 160.63 feet.
- 25 4. westerly 31.71 feet along said curve through a central angle of 11 degrees 18 minutes 36  
26 seconds.
- 27 5. South 74 degrees 03 minutes 48 seconds West 280.93 feet to the beginning of a curve,  
28 concave to the southeast and having a radius of 1,812.00 feet.
- 29 6. southwesterly 674.85 feet along said curve through a central angle of 21 degrees 20  
30 minutes 19 seconds to the point of beginning.

1  
2  
3 Excepting therefrom, Alta Vista Drive, 84 feet, variable, and 100 feet wide, formerly known as  
4 Galaxy Way, as dedicated to the County of Los Angeles by deed recorded May 22, 2003 as  
5 Instrument No. 03-1471004 of Official Records of said County.  
6  
7  
8

9 Also excepting therefrom, Tesoro del Valle Drive, 90 feet wide, as dedicated on Tract No.  
10 51644-01, in said County, as per map filed in Book 1271, Pages 8 through 21, inclusive, of  
11 Maps, of said Records of Los Angeles County.  
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**Los Angeles County LLA District No. 4**  
**ZONE NO. 77**  
**(South of Copper Hill Drive)**

A parcel of land, in the Unincorporated Territory of the County of Los Angeles, State of California, more particularly described as follows:

Beginning at the most northerly corner of Tract No. 48202-04, in the Unincorporated Territory of the County of Los Angeles, as per map filed in Book 1247, Pages 55 through 61, inclusive, of Maps, Records of said County; thence along the generally northwesterly line of said Tract No. 48202-04, South 60 degrees 18 minutes 01 seconds East 77.99 feet to an angle point therein; thence continuing along said northwesterly line and its northeasterly prolongation, North 73 degrees 46 minutes 19 seconds East 2,168.23 feet; thence North 23 degrees 43 minutes 33 seconds East 201.63 feet; thence North 10 degrees 32 minutes 25 seconds East 313.95 feet; thence North 02 degrees 17 minutes 19 seconds East 297.24 feet; thence North 02 degrees 53 minutes 02 seconds East 221.93 feet to the southwesterly line of the land conveyed to the Metropolitan Water District of Southern California as Area "A" by deeds recorded on October 3, 1967 in Book D3786, Page 579, on February 6, 1968 in Book D3905, Page 546, and on July 9, 1973 in Book D5937, Page 544, all of Official Records, of said County, and as shown on map recorded in Book 109, Pages 60 through 70, inclusive, of Records of Surveys, of said Records of Los Angeles County; thence along said southwesterly line, North 24 degrees 25 minutes 31 seconds West 373.61 feet; thence leaving said southwesterly line, North 65 degrees 34 minutes 29 seconds East 250.00 feet to the northeasterly line of said land conveyed to the Metropolitan Water District of Southern California; thence North 20 degrees 31 minutes 37 seconds East 155.62 feet; thence North 18 degrees 03 minutes 17 seconds East 302.14 feet; thence North 20 degrees 55 minutes 12 seconds East 293.15 feet; thence North 15 degrees 04 minutes 47 seconds East 949.35 feet; thence North 24 degrees 12 minutes 06 seconds East 522.16 feet; thence North 62 degrees 43 minutes 35 seconds East 147.47 feet; thence North 47 degrees 58 minutes 20 seconds East 144.96 feet; thence continuing northeasterly along said line 177.27 feet ; thence North 44 degrees 31 minutes 53 seconds East 92.21 feet; thence North 58 degrees 42 minutes 14 seconds East 129.36 feet; thence North 08 degrees 43 minutes 36 seconds East 86.71 feet; thence North 63 degrees 30 minutes 35 seconds East 170.34 feet; thence North 70 degrees 21 minutes

33 seconds East 71.18 feet; thence North 22 degrees 52 minutes 35 seconds East 106.39 feet;  
thence North 12 degrees 51 minutes 15 seconds East 106.86 feet to the southerly line of Copper  
Hill Drive, 100 feet wide, as dedicated to the County of Los Angeles by Road Deed's recorded  
June 16, 1999, as Instrument No. 99-1109877 and Instrument No. 99-1109878 of Official  
Records of said County; thence along said southerly and the southeasterly of said Copper Hill  
Drive as per said deeds, and along the southeasterly line of said Copper Hill Drive, as dedicated  
to the County of Los Angeles by Road Deed recorded January 8, 2002 as Instrument No. 02-  
0049215 of Official Records of said County, the following six (6) courses:

1. North 77 degrees 51 minutes 16 seconds West 314.07 feet.
2. North 78 degrees 45 minutes 58 seconds West 328.20 feet to the beginning of a curve,  
concave to the south and having a radius of 1,745.00 feet.
3. westerly 1,331.12 feet along said curve through a central angle of 43 degrees 42 minutes  
22 seconds.
4. South 57 degrees 31 minutes 40 seconds West 455.80 feet.
5. South 58 degrees 28 minutes 57 seconds West 300.04 feet.
6. thence South 57 degrees 31 minutes 40 seconds West 461.10 feet to the beginning of a  
curve, concave to the southeast and having a radius of 261.67 feet.

thence leaving said southeasterly line, southwesterly 39.18 feet along said curve through a  
central angle of 08 degrees 34 minutes 42 seconds; thence South 48 degrees 56 minutes 58  
seconds West 40.00 feet to the beginning of a curve, concave to the northwest and having a  
radius of 277.67 feet; thence southwesterly 41.57 feet along said curve through a central angle of  
08 degrees 34 minutes 42 seconds; thence South 57 degrees 31 minutes 40 seconds West 65.00  
feet to the beginning of a curve, concave to the northwest and having a radius of 161.00 feet;  
thence southwesterly 32.37 feet along said curve through a central angle of 11 degrees 31  
minutes 17 seconds; thence South 69 degrees 02 minutes 57 seconds West 29.48 feet to the  
beginning of a curve, concave to the southeast and having a radius of 141.07 feet; thence  
southwesterly 29.17 feet along said curve through a central angle of 11 degrees 50 minutes 51  
seconds to a point of compound curvature with the curved southeasterly line of said Copper Hill  
Drive, 100 feet wide, as dedicated to the County of Los Angeles by Road Deed's recorded June

16, 1999, as Instrument No. 99-1109877 and Instrument No. 99-1109878, said curved southeasterly line being concave to the southeast and having a radius of 1,700.00 feet; thence along said southeasterly line, and along the easterly line of said Copper Hill Drive, the following three (3) courses:

1. southwesterly 1,986.95 feet along said curve through a central angle of 66 degrees 58 minutes 01 seconds.
2. South 09 degrees 45 minutes 55 seconds East 1,122.21 feet to the beginning of a curve, concave to the west, having a radius of 1,799.92 feet.
3. southerly 176.02 along said curve through a central angle of 5 degrees 36 minutes 12 seconds to the beginning of a compound curve, concave northeasterly, and having a radius of 13.00 feet.

thence leaving said easterly line, southeasterly 20.10 feet along said compound curve, through a central angle of 88 degrees 34 minutes 39 seconds; thence on a non-tangent line, South 2 degrees 44 minutes 23 seconds East 64.00 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 13.00 feet, and to which beginning a radial line bears North 2 degrees 44 minutes 22 seconds West; thence southwesterly 20.10 feet along said curve, through a central angle of 88 degrees 34 minutes 40 seconds to a point of compound curvature with said curved easterly line of Copper Hill Drive, said curve being concave westerly, and having a radius of 1,799.92 feet; thence along said curved easterly line, southwesterly 974.38 feet along said curve, through a central angle of 31 degrees 01 minutes 01 seconds to the point of beginning.

Excepting therefrom that portion of Rancho San Francisco, in the Unincorporated Territory of the County of Los Angeles, State of California, as per map recorded in Book 1, Pages 521 and 522 of Patents, Records of said County, lying within that certain real property conveyed to the Metropolitan Water District of Southern California as Area "A" by deeds recorded on October 3, 1967 in Book D3786, Page 579, on February 6, 1968 in Book D3905, Page 546, and on July 9, 1973 in Book D5937, Page 544, all of Official Records, in the Office of the County Recorder of Los Angeles County, as shown on map recorded in Book 109, Pages 60 through 70, inclusive, of Records of Surveys, in the Office of the County Recorder of said County of Los Angeles.

1  
2  
3 Also excepting therefrom Parcels 1 through 8 as shown on Road Deed to the County of Los  
4 Angeles, by document recorded September 18, 2003 as Instrument No. 03-2764500, of Official  
5 Records of said County.  
6  
7

8 Also excepting therefrom that portion of said land described as Parcel 1 in that certain deed from  
9 The Newhall Land and Farming to The William S. Hart Union High School District by deed  
10 recorded August 15, 2003 as Instrument No. 03-2362276 of Official Records of said County.  
11  
12

13 Also excepting therefrom that portion lying northerly and northwesterly of the southerly and  
14 southeasterly lines of the land as described in Book 7046, Page 339 of Official Records of said  
15 County, as shown on said Tract No. 51644-01.  
16  
17  
18  
19  
20  
21

22 This Legal Description has been prepared under my direction:  
23  
24  
25  
26  
27

28 \_\_\_\_\_  
Robert C. Olson, PLS 5490

29 Psomas  
30

31 Date: \_\_\_\_\_

## **Attachment H: Landowner Consent to Zone Formation**

### **Valencia Company**

A DIVISION OF THE NEWHALL LAND AND FARMING COMPANY

23823 Valencia Boulevard, Valencia, California 91355-2194 • (661) 255-4000

January 26, 2006

Mr. Les Seidman  
Los Angeles County Department of Parks and Recreation  
Special Districts Section

Subject: LLA DISTRICT 4, ZONE NO. 77

Dear Mr. Seidman:

Newhall Land and Farming Company (A California Limited Partnership), as the sole owner of property, proposes to apply an Equivalent Dwelling Unit (EDU) assessment to territory within existing Lighting Act District No. 4, Zone No. 77 – West Creek Park.

We hereby give consent said method of assessment of the subject territory into said district.

Accompanying this request is an Engineer's Report, which supports the assessment proposed for LLA District No. 4, Zone No. 77 – West Creek Park, as described above.

Sincerely,

Mark Subbotin  
Vice President, Residential Development

Attach: Engineers' Report  
Eng Rprt Final.doc

December 2005

*Engineer's Report  
LLA District No. 4, Zone No. 77  
West Creek Park*



AREA A

AREA B

AREA C

NOT A PART

AREA D

LEGEND:

- RANCH RAIL FENCE - 600 LF
- ZONE 77 BOUNDARY
- MULTIPURPOSE MAINTENANCE TRAIL - 42,800 Sq. Ft.
- CONCRETE PATHWAYS - 19,800 Sq. Ft.
- ENHANCED PAVING - 650 Sq. Ft.
- PARKING LOT - 14,000 Sq. Ft.
- DECOMPOSED GRANITE PARCOURSE - 5,700 Sq. Ft.
- OPEN TURF AREA - 467,800 Sq. Ft.
- TEXTURED SHRUB PLANTING - 145,500 Sq. Ft.
- SHADE STRUCTURES
- BASKETBALL COURT
- PLAY STRUCTURES
- PARK BUILDING

Los Angeles County  
LLA District No. 4, Zone No. 77  
WEST CREEK PARK  
EXHIBIT

PSOMAS  
JAN. 2004  
SHEET 1 OF 1

NEWHALL LAND

**ENGINEER'S REPORT**

**COUNTY OF LOS ANGELES**

**DEPARTMENT OF PARKS AND RECREATION**

**LOS ANGELES COUNTY**  
**LLA DISTRICT NO. 4, ZONE NO. 69**  
**WEST CREEK CANYON ESTATES**

**Prepared for:**  
**County of Los Angeles**  
**Department of Parks and Recreation**  
**Special Districts Section**  
**31320 North Castaic Road**  
**Castaic, CA 91384**

**Submitted:**

**April 1999**

**Revised:**

**January 2006**

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## I. INTRODUCTION

This report is prepared in compliance with the requirements of the LLA of 1972 (LLA), Article 4, Chapter 1, which is Part 2, Division 15 of the California Streets and Highways Code.

The County, through the Department of Parks and Recreation, is preparing to take responsibility of the maintenance and servicing of the improvements to LLA District No. 4, Zone No. 69 – West Creek Canyon Estates.<sup>1</sup> Since the passage of Proposition 218, which appeared on the November 1996 Statewide ballot, new procedures must be followed to levy assessments under the LLA. Proposition 218 requires that all assessments be supported by a detailed Engineer's Report prepared by a registered professional engineer.

The LLA provides for the levy of annual assessments after formation of an assessment district for the continued maintenance and servicing of district improvements. The LLA further allows various areas to be classified into a separate zone when the territory in the zone receives substantially the same degree of benefit from the improvements. The costs associated with the installation, maintenance, and service of the improvements may be assessed to those properties, which are benefited by them.

The County may initiate proceedings for the continued maintenance and servicing of the improvements by passing a resolution that generally describes any proposed new improvements, or any substantial changes in existing improvements, and order a registered professional engineer to prepare and file a detailed report.

The report prepared by the engineer must include plans and specifications of the improvements, and estimate of the costs of the improvements, including maintenance and servicing, a diagram describing the assessment district showing the boundary of the district including the parcels or lots which benefit. Once the report has been completed, it is then presented to the County (the legislative body) for its review and approval as presented, or may be modified and approved.

After the report is approved, the County:

- Adopts a resolution of intent, which declares its intent to levy and collect assessments,

---

<sup>1</sup> See Attachment E.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

- Describes the improvements, including maintenance and servicing,
- Refers to the assessment district by its distinctive designation,
- Refers to the report for details of the district,
- Sets a time for hearing on the levy of the proposed assessment, and
- Directs that each property owner be given a notice of the time and place for the hearing.

With the passage for Proposition 218, a notice is mailed to all property owners within the district or specific zone. The notice includes a description in general terms, the reason for the assessment and what it will fund, the amount of the assessment on the owner's parcel, how the assessments were calculated, the total assessment charged to the district or specific zone, and how long the assessment will be imposed. The notice includes the date, time, and location of the public hearing conducted by the County where owners may make their comments. The public hearing must be held no fewer than 45 days after the notice is mailed.

The notice also includes a ballot on which the owners may express their support or opposition to the assessment. The ballot includes a procedure to complete and return the marked ballot to the County. The owners' names and parcel identification numbers are included so the owners' votes may be posted to the parcel being assessed.

The notice also informs the property owners that if a majority of the ballots returned by the property owners support the assessment, then an assessment will be levied to pay the costs of the maintenance and servicing. Conversely, if a majority of the property owners oppose the assessments, the County cannot proceed with the assessment. At the public hearing, the Board of Supervisors must tabulate the ballots and consider public testimony both in favor of and in opposition to the assessment.

Assessments, if authorized, would be placed on the 2006/2007 County tax roll, and be collected with the regular County property taxes. Reserve funds would be used to fund the maintenance and serve until assessment funds are distributed by the County in December 2007.

## II. PLANS AND SPECIFICATIONS

The proposed improvements for the assessment district include, but are not limited to:

The operation, maintenance, and servicing of ornamental structures, landscaping, (including trees, shrubs, grass, and other ornamental vegetation), sidewalks, trails, irrigation systems and drainage devices, located in public places within the boundaries of LLA District No. 4, Zone No. 69 – West Creek Canyon Estates.

*Maintenance means:*

“The furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the ornamental structures and landscaping, including repair, removal, or replacement of all or part of the ornamental structures and landscaping, sidewalks, trails, irrigation systems and drainage devices, providing for the life growth, health, and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; the removal of trimming rubbish, debris, and other solid waste, and pest control.”

*Servicing means:*

“The furnishing of electricity for the lighting and operation of the ornamental structures, landscaping, sidewalks, trails, irrigation systems and drainage devices, water for the irrigation and control of the landscaping and the maintenance of any of the ornamental structures, landscaping and sidewalks, trails, irrigation systems and drainage devices.”

Plans and Specifications for the improvements for LLA District No. 4, Zone No. 69 – West Creek Canyon Estates are extensive and are not bound in this report but by this reference are incorporated and made a part for this report. The Plans and Specifications are on file in the office of the Los Angeles County Department of Parks and Recreation, Special Districts Section, where they are available for public inspection.

### III. ESTIMATED COST OF THE IMPROVEMENTS

The LLA provides that the estimated costs of the improvements shall include the total cost of the improvements for Fiscal Year 2006/2007, including incidentals, which may include reserves to operate the District until funds are transmitted to the Department of Parks and Recreation from the County in December of the next fiscal year.

The Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of the improvements. The net amount to be assessed on the lots or parcels within each district is the total cost of installation, maintenance, and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

Estimated costs for improvements related to LLA District No. 4, Zone No. 69 – West Creek Canyon Estates are extensive and are not bound in this report, but by reference are incorporated and made part of this report. The estimated costs are on file in the office of the Los Angeles County Department of Parks and Recreation, Special Districts Section, where they are available to the public for review. A description of budget items is included as Attachment B.

## ASSESSMENT DIAGRAM

Attachment E shows the exterior boundaries of LLA District No. 4, Zone No. 69 – West Creek Canyon Estates and Attachment F includes the Legal Description of this assessment zone. On Attachment A, each parcel is identified by an Assessor's Parcel Number. The lines and dimensions of each parcel within the assessment district and the Assessor's Parcel Number for each parcel are shown on the Assessor's maps maintained by the County of Los Angeles, Office of the Assessor. Said maps are herein incorporated by reference. Generally, the assessment district incorporates those parcels shown on the following Assessor's Book Page and Numbers:

1. 2810-001-007
2. 2810-002-078
3. 2866-006-001
4. 2866-006-004
5. 2866-006-005
6. 2866-006-018
7. 2866-006-042
8. 2810-001-057

The Assessment Roll, Appendix A, includes the Assessor's Parcel Numbers, the owner's name and the owner's address for each parcel within the benefit zone. Appendix A is a separate volume on file in the office of the County of Los Angeles, Department of Parks and Recreation, Special Districts Section, and is incorporated herein by reference. Assessor information was obtained from the latest Assessment Roll (July 2005) from the County of Los Angeles, Office of the Assessor.

## V. ASSESSMENT

All assessed lots and parcels of real property within the assessment district are listed on the Assessment Roll on file in the office of the Los Angeles County Department of Parks and Recreation, Special Districts Section, and are hereby made a part of this report by reference. The assessment roll states the net amount to be assessed upon assessable lands within the assessment district for Fiscal Year 2006/2007, shows the Fiscal year 2006/2007 assessment upon each lot and parcel within the assessment district, and describes each assessable lot or parcel of land within the assessment district. These lots and parcels are more particularly described in the County assessment roll, which is on file in the office of the Los Angeles County Assessor and by reference is made a part of this report.

Commencing with Fiscal Year 2006/2007, the amount of the assessment for the assessment district is proposed to increase annually, based on the Consumer Price Index, All Urban Consumer, for the Los Angeles-Anaheim-Riverside Area (CPI), as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor. The engineer shall compute the percentage difference between the CPI for March of each year and the CPI for the previous March, and shall then adjust the existing assessment by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the engineer shall use a revised index or comparable system for determining fluctuations in the cost of living, as approved by the Board of Supervisors.

The LLA of 1972 provides for the assessment of improvement costs against benefited property within the assessment district. The Act states that, "The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements". A method of distributing the landscape maintenance costs was approved by the Board of Supervisors on June 12, 1979, and is incorporated herein by reference. That same method will be used to compute the 2006/2007 assessment.

Based on land use information outlined on Tract No. 52455-02 and 52455-03 it has been determined that all of the parcels to be assessed in Zone 69 West Creek Canyon Estates are residential or commercial parcels. The primary benefits derived from the maintenance and improvements for LLA District No. 4, Zone No. 69 – West Creek Canyon Estates are landscaped common areas, slopes, trails, and paseos. These facilities are available to all property owners within the zone. In view of the fact that the benefits

derived do not apply equally to all parcels, it has been determined that commercial parcels will receive a different assessment than residential parcels.

*a) Publicly Owned Parcels*

In accordance with Section 4 of Article XIID of the California Constitution, publicly owned parcels are required to be assessed unless they in fact receive no special benefit. The Metropolitan Water District (MWD) fee property bisects, but is not included within, Zone 69. As such, the MWD parcels shall not be included in the assessment.

*b) Assessment*

In determining the cost per parcel for Fiscal Year 2006/2007, the total estimated cost of the improvements (annual operation, maintenance, and servicing expenses, and operating reserves) will be used to determine the amount to be assessed. The cost to be assessed on each parcel will be determined within the assessment district.

The amount to be assessed as special benefits within LLA District No. 4, Zone No. 69 – West Creek Canyon Estates property for the 2006/2007 fiscal year is \$475,362.33. Each assessable parcel in the assessment district and its proposed 2006/2007 assessment is included in the tax roll, Appendix A. Appendix A is a separate volume on file with the County. For a description of the parcels within the assessment district, reference is made to the Los Angeles County Assessment Roll, which is on file in the office of the County Assessor and incorporated herein by reference. The amount to be assessed per equivalent dwelling unit within LLA District No. 4, Zone No. 69 – West Creek Canyon Estates for the 2006/2007 fiscal year is \$529.56 per residential equivalent dwelling unit (EDU) and \$526.69 per commercial acre. Details of the parcel and unit assessment are included in Attachment A. Calculation of the EDU assessment rate is shown in Attachment C.

In addition, each residential parcel within the district will be assessed and credited a replacement cost for the landscaping located within the Metropolitan Water District (MWD) fee property. Landscaping in this area is subject to removal during the future construction of a secondary water pipe along the length of MWD's property. However, since the design to construction process is estimated to take approximately 10 years, until such time that MWD announces their decision to begin construction of the pipe, this assessment amount will be credited on the same tax bill. Once MWD initiates the design process, the assessments will cease to be credited so as to allow the accumulation of the necessary funds for the replacement of the landscaping within that area. The amount to be assessed and credited per equivalent dwelling unit within LLA District No. 4, Zone No. 69 – West Creek Canyon Estates for the 2006/2007 fiscal year is \$447.43 per

COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

residential equivalent dwelling unit (EDU). Calculation of the EDU assessment rate for the replacement cost is shown in Attachment D.

The total amount to be assessed for the property within LLA District No. 4, Zone No. 69 – West Creek Canyon Estates is a revision to the amount previously approved for Fiscal Year 2004/2005 as shown in the Engineer's Report dated April 2004. This revision was necessitated as a result of the refinement of the maintenance areas based upon final design plans for the project and removal of the West Creek Trail as a maintenance item based upon direction from Special Districts—and concurrence from Los Angeles County Department of Parks & Recreation—that regional trails are to be maintained by the Department rather than Special Districts.



## VI. METHOD OF ASSESSMENT

### *a) Background*

The LLA of 1972 provides that assessments may be apportioned upon all assessable lots or parcels of land within the district or zone therein in proportion to the estimated benefits to be received for the improvements. In addition, Proposition 218 requires that assessments be a levy or charge upon real property for a special benefit conferred on the property over and above any general benefits conferred on property located in the district or to the public at large. Although the general enhancement of property value is not a special benefit, the specific enhancement of property value is a special benefit. In essence, an assessment, levy or charge, on a parcel must be based on a special and distinct benefit to the parcel, and shall not include any general benefits conferred on the public at large, including real property within the district.

### *b) Special Benefit*

There are many areas in Southern California that cannot be used for development unless level buildable areas are created. This has been effectively resolved by mass grading projects which cut into hillsides and use the soils generated to fill low areas. In many cases, the existing soils are composed of layers of silts and clays which, when subject to moisture, may expand, collapse, or move, resulting in landslides, all of which may create an unstable condition of the buildable lots. These silt and clay layers are a problem for stability when in concentrated areas. One method to address the clay and silty soil stability issue is to mix them with existing sand and gravelly soils to disburse them throughout the graded project. Geologic and geotechnical reports are prepared to investigate, recommend improvements and methods of construction, and inspect the work to address the issue of stability of the buildable lots.

The resulting graded areas consist of buildable sites and lots that have cut and fill slopes on the perimeter and within the development. The landscaping of the cut and fill slopes is necessary to prevent erosion and failure. The extended periods of dry weather in southern California, and periods of heavy rainfall, are not conducive to plant growth throughout the year without assistance. The establishment and protection of plant materials on these slopes is the single most recognized and acceptable method of slope and erosion protection. If landscaping, maintenance, and servicing were not provided, the risk of instability and destruction of property would increase. Furthermore, no landscaping outside of the Zone serves to protect the slopes within the Zone from erosion.

It has been determined that the Special Benefit derived from maintenance of the improvements is 100% attributable to this project and that all of the residential and commercial lots or parcels within LLA District No. 4, Zone No. 69 – West Creek Canyon Estates receive all of the unique, special benefits equally from this maintenance (see Attachment C for calculation of the total acreage assessable as Special Benefit).

*c) Apportionment*

For LLA District No. 4, Zone No. 69 – West Creek Canyon Estates, it has been determined that the commercial parcels do not benefit from the maintenance of the improvements to the same degree as the residential parcels. Therefore, Attachment C outlines the percentage of benefits attributable to each land use, primarily based on the use's proximity to the improvements. Therefore, residential and commercial EDUs shall be assessed differently.

VII. CERTIFICATION

I, Ross W. Barker, Psomas, Engineer of Work for the County of Los Angeles, do hereby certify that the foregoing assessments, together with the boundary maps attached hereto, are true and correct.

---

Ross W. Barker, RCE 32799, Exp. 6/30/06  
Engineer of Work

### Attachment A: Parcel and Unit Assessment

The assessment roll for the Landscape and Lighting Act (LLA) District No. 4, Zone No. 69 – West Creek Canyon Estates is hereby incorporated and made a part of this report. The Assessment Rolls are on file in the office of the Los Angeles Department of Parks and Recreation, Special Districts Section, where they are available for public review.

Reference is made to the Los Angeles County tax roll for a description of the lots or parcels in each of the Assessment Districts.

#### Pre-Subdivision Assessment

| Zone Number | Assessor Parcel Number <sup>1</sup> | Tract  | FY 2006/2007 Zone Assessment | FY 2006/2007 Parcel Assessment |
|-------------|-------------------------------------|--|------------------------------|--------------------------------|
| 69          | 2810-001-057                        | 52455,<br>52455-01,<br>52455-02<br>and<br>52455-03 |                              | \$59,420.00                    |
| 69          | 2810-001-007                        | 52455,<br>52455-02<br>and<br>52455-03              |                              | \$59,420.00                    |
| 69          | 2810-002-078                        | 52455,<br>52455-02<br>and<br>52455-03              |                              | \$59,420.00                    |
| 69          | 2866-006-001                        | 52455,<br>52455-02<br>and<br>52455-03              |                              | \$59,420.00                    |
| 69          | 2866-006-042                        | 52455,<br>52455-02<br>and<br>52455-03              |                              | \$59,420.00                    |

<sup>1</sup> These parcels will be further subdivided into the following assessable parcels under Tract Nos. 52455-01, 52455-02, 52455-03 and 52455 (not recorded as of the submittal date of this report): 728 single family lots, 1 multi-family lot, and 4 commercial lots. Lots to be recorded as schools, open space, recreation, or utility usage are not proposed to be assessed.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

| Zone Number | Assessor Parcel Number <sup>1</sup> | Tract                                 | FY 2006/2007 Zone Assessment | FY 2006/2007 Parcel Assessment |
|-------------|-------------------------------------|---------------------------------------|------------------------------|--------------------------------|
| 69          | 2866-006-004                        | 52455,<br>52455-02<br>and<br>52455-03 |                              | \$59,420.00                    |
| 69          | 2866-006-018                        | 52455,<br>52455-02<br>and<br>52455-03 |                              | \$59,420.00                    |
| 69          | 2866-006-005                        | 52455,<br>52455-02<br>and<br>52455-03 |                              | \$59,420.00                    |
|             |                                     |                                       | <b>\$475,362</b>             |                                |

Once the subdivision is final and assessor has assigned new parcel numbers, the assessment shall be allocated as follows:

| Use           | Dwelling Units/Acreage | EDU Factor | Equivalent Dwelling Units (EDU) | Annual Parcel Assessment | Zone Assessment by Land Use |
|---------------|------------------------|------------|---------------------------------|--------------------------|-----------------------------|
| Single Family | 728 d.u.               | 1          | 728                             | \$529.56                 | \$385,520                   |
| Apartments    | 231 d.u.               | 0.7        | 161.70                          | \$370.69                 | \$85,629                    |
| Commercial    | 8 ac                   | 1          | 8                               | \$526.69                 | \$4,213                     |
| Total         |                        |            |                                 |                          | <b>\$475,362</b>            |

## **Attachment B: Description of Budget Items**

The following describes the items listed in the assessment district's budget shown in Section III.

### Utilities:

#### Water

The furnishing of water required for the irrigation of the landscaping and the maintenance of the ornamental structures, sidewalks, trails, irrigation systems and drainage devices.

#### Electric

The furnishing of electricity required for the operation of the ornamental structures, landscaping, sidewalks, trails, irrigation systems and drainage devices.

#### Telephone

The furnishing of telephone service for irrigation controllers.

### Maintenance Contracts

Costs associated with maintenance (labor, material, and equipment) includes all labor, material, and equipment required to properly maintain and service the ornamental structures, landscaping, sidewalks, trails, irrigation systems and drainage devices within the assessment district, including the maintenance and servicing of fencing and entry monuments. All improvements within the assessment district will be maintained and serviced on a regular basis. The frequency and specific maintenance operation required will be determined by County staff, but generally, the operations will occur weekly.

### Contingency

Repairs that are unforeseen and not normally included in the yearly maintenance cost. This may include repair of damage due to vandalism, storms, and frost. Planned upgrades of the improvements that provide a direct benefit to the assessment district could also be included in renovation costs. Examples of upgrades are replacing plant materials and/or renovation irrigation systems.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

Annual Administrative/Inspection Costs

The cost of all County departmental staff for providing the coordination for maintenance and servicing, responding to public concerns, and levying and collecting assessments.

Reserves

Costs to upgrade and/or improve the existing landscaping, sidewalks, trails, irrigation systems and drainage devices.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

**Attachment C: Maintenance Costs and Assessment Calculation**

| Budget Item   | Rate per<br>sq. ft. per<br>year | Assessable<br>Square foot | Total Cost   | Special<br>Benefit %<br>for Zone<br>69 | % Benefit<br>Attributable<br>to<br>Residential<br>Parcels(2) | Special<br>Benefit Cost<br>to Zone 69 -<br>Residential | % Benefit<br>Attributable<br>to<br>Commercial<br>Parcels(1) | Special<br>Benefit Cost<br>to Zone 69<br>Commercial |
|---|---------------------------------|---------------------------|--------------|--|--|--|---|---|
| Utilities   | \$0.043                         | 1,481,171                 | \$63,690.35  | 100%                                   | 99%  | \$63,053.45  | 1%  | \$636.90  |
| Maintenance Contracts                               |                                 |                           |              |  |  |  |   |   |
| a. Landscaped common<br>area                        |                                 |                           |              |  |  |  |   |   |
| b. Brushing/<br>Revegetated Common<br>Areas         | \$0.12                          | 1,481,171                 | \$177,740.52 | 100%                                   | 99%  | \$175,963.11   | 1%  | \$1,777.41  |
| c. Sidewalk<br>maintenance and<br>replacement       | \$0.02                          | 2,700,519                 | \$54,010.38  | 100%                                   | 100%   | \$54,010.38  | 0%  | n/a   |
| Administration/Inspection                           | \$0.08                          | 89,433                    | \$7,154.64   | 100%                                   | 99%  | \$7,083.09   | 1%  | \$71.55   |
| Contingency   | \$0.05                          | 1,570,604                 | \$78,530.20  | 100%                                   | 99%  | \$77,744.90  | 1%  | \$785.30  |
| Reserves  | \$0.04                          | 1,570,604                 | \$62,824.16  | 100%                                   | 99%  | \$62,195.92  | 1%  | \$628.24  |
| 2006/2007 Total                                     | \$0.02                          | 1,570,604                 | \$31,412.08  | 100%                                   | 99%  | \$31,097.96  | 1%  | \$314.12  |
| Assessment:<br>Number of EDUs                       |                                 |                           | \$475,362.33 |  |  | \$471,148.81   |   | \$4,213.52  |
| Assessment Per EDU<br>without Replacement<br>Costs: |                                 |                           |              |  |  | 889.7  |   | 8   |
|   |                                 |                           |              |  |  | \$529.56   |   | \$526.69  |

(1) % Benefit is split between residential and commercial uses based on the square footage from which a use derives benefit relative to the total square footage of all maintenance items.

January 2006

Engineer's Report  
LLA District No. 4, Zone No. 69  
West Creek Canyon Estates



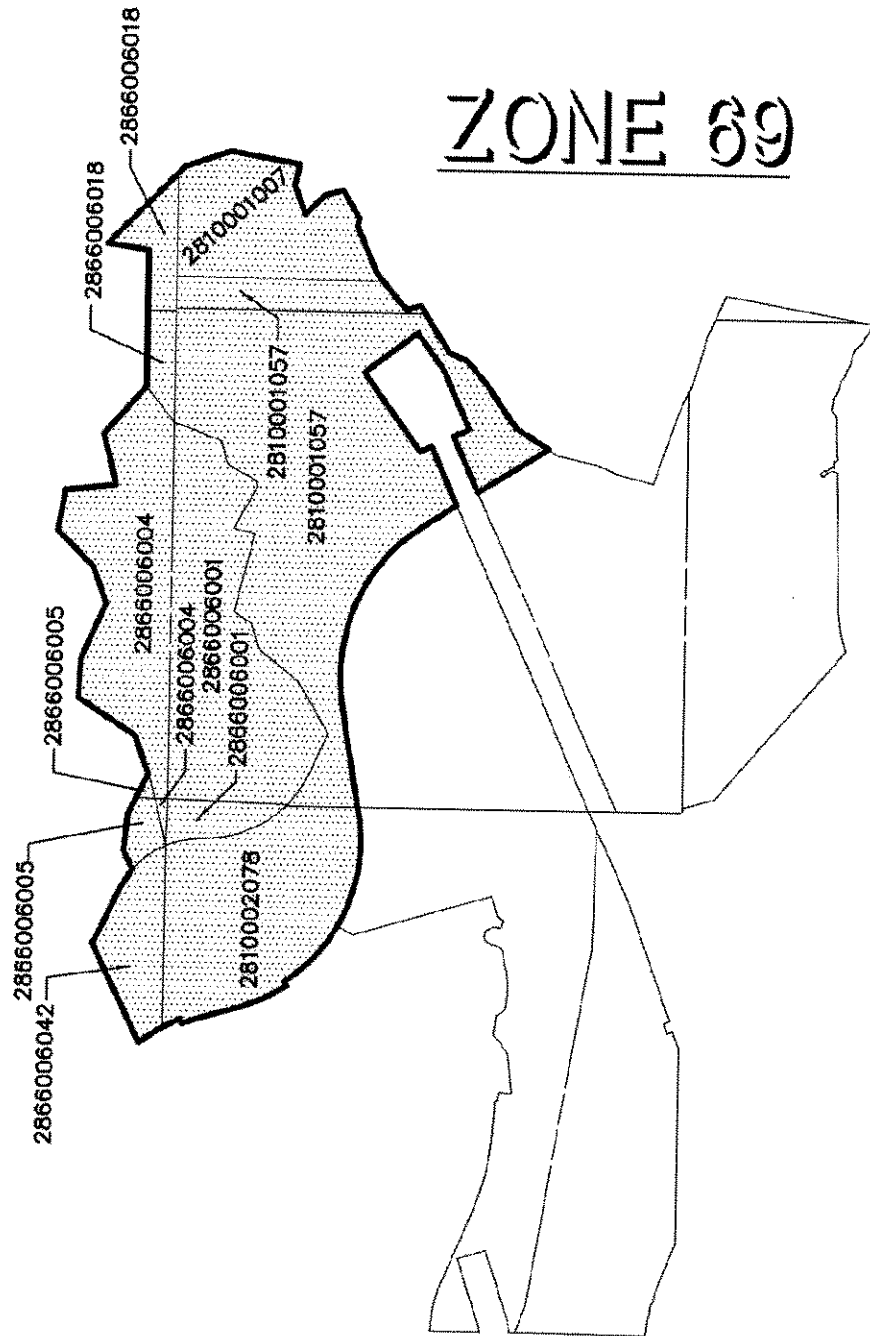
**Attachment D: Replacement Costs and Assessment Calculation**

| Budget Item   | Rate per<br>sq. ft. per<br>year | Assessable<br>Square foot | Total Cost          | % Benefit<br>Attributable<br>to<br>Residential<br>Parcels (1) | Special<br>Benefit Cost<br>to Zone 69<br>-<br>Residential |
|---|---------------------------------|---------------------------|---------------------|---|---|
| Landscaped Common<br>Area Replacement<br>(MWD property only)              | \$2.55                          | 152,372                   | \$388,548.60        | 100%  | \$388,548.60  |
| Brushing/Revegetated<br>Common Area<br>Replacement (MWD<br>property only) | \$0.07                          | 136,200                   | \$9,534.00          | 100%  | \$9,534.00  |
| <b>2006/2007 Total<br/>Assessment for<br/>Replacement Costs</b>           |                                 |                           | <b>\$398,082.60</b> |   | <b>\$398,082.60</b>                                       |
| Number of EDUs  |                                 |                           |                     |   | 889.7   |
| <b>Assessment Per EDU for<br/>Replacement Costs (2):</b>                  |                                 |                           |                     |   | <b>\$447.43</b>   |

(1) % Benefit is split between residential and commercial uses based on the square footage from which a use derives benefit relative to the total square footage of all maintenance items.

(2) Replacement costs will be assessed and credited on each tax bill until such time that MWD announces its decision to proceed with construction of secondary water line.

Attachment D: Assessment Diagram



Attachment E

Legal Description

**Los Angeles County LLA  
District No. 4, Zone No. 69**

A parcel of land in the Unincorporated Territory of the County of Los Angeles, more particularly described as follows:

Beginning at the southeasterly terminus of that certain course shown as having a bearing and distance of South 26 degrees 31 minutes 00 seconds East 1111.16 feet on the easterly boundary of a parcel of land described in Certificate of Completion as Annexation 1995-03 to the City of Santa Clarita recorded October 31, 1996 as Instrument No. 96-1773306 of Official Records of said County; thence northwesterly, northeasterly and northerly along said easterly boundary the following fourteen (14) courses:

1. North 26 degrees 31 minutes 27 seconds West 1,100.57 feet to the beginning of a non-tangent curve, concave to the northwest, having a radius of 910.00 feet and to which beginning a radial line bears South 54 degrees 12 minutes 42 seconds East.
2. northeasterly 170.00 feet along said curve through a central angle of 10 degrees 42 minutes 13 seconds.
3. North 25 degrees 05 minutes 05 seconds East 449.99 feet to the beginning of a curve, concave to the southeast and having a radius of 890.00 feet.
4. northeasterly 231.50 feet along said curve through a central angle of 14 degrees 54 minutes 12 seconds.
5. North 23 degrees 30 minutes 18 seconds West 210.54 feet.
6. North 05 degrees 50 minutes 36 seconds East 376.03 feet.
7. North 26 degrees 20 minutes 54 seconds East 450.52 feet.
8. North 20 degrees 27 minutes 45 seconds West 417.44 feet.
9. North 58 degrees 00 minutes 04 seconds West 698.70 feet.
10. North 02 degrees 13 minutes 59 seconds East 390.24 feet.
11. North 23 degrees 55 minutes 58 seconds East 620.77 feet.
12. North 20 degrees 12 minutes 18 seconds West 405.03 feet.
13. North 47 degrees 25 minutes 28 seconds West 512.35 feet.

33 14. North 09 degrees 09 minutes 47 seconds East 420.19 feet to Station No. 8 in the southerly  
34 boundary of the "Wayside Honor Farm", as shown on County Surveyor's Map No. B-  
35 1638 on file in the Office of the County Surveyor of said County.  
36

37 thence easterly and northerly along the southerly and easterly boundary lines of said "Wayside  
38 Honor Farm", the following seven (7) courses:  
39

- 40 1. North 83 degrees 48 minutes 05 seconds East 531.29 feet.
- 41 2. North 14 degrees 11 minutes 02 seconds West 536.31 feet.
- 42 3. North 42 degrees 05 minutes 16 seconds East 644.01 feet.
- 43 4. North 00 degrees 06 minutes 11 seconds West 1,390.28 feet.
- 44 5. North 81 degrees 56 minutes 42 seconds West 425.42 feet.
- 45 6. North 44 degrees 57 minutes 12 seconds East 1,118.38 feet.
- 46 7. North 71 degrees 11 minutes 43 seconds East 497.49 feet to Station No. 1 of said  
47 "Wayside Honor Farm", said Station No. 1 lies on the northerly boundary line of the  
48 Rancho San Francisco, in said County, as per map recorded in Book 1, Pages 521 and  
49 522 of Patents, Records of said County and also lies on the southwesterly line of Parcel  
50 Map No. 26320, in said County, as per map filed in Book 310, Pages 1 through 51 of  
51 Parcel Maps, Records of said County.  
52

53 thence leaving said boundary of the "Wayside Honor Farm", along said southwesterly line of  
54 Parcel Map No. 26320, the following courses:  
55

- 56 1. South 80 degrees 20 minutes 33 seconds East 713.46 feet.
- 57 2. South 12 degrees 26 minutes 44 seconds West 221.42 feet.
- 58 3. South 21 degrees 05 minutes 19 seconds East 305.10 feet.
- 59 4. North 47 degrees 15 minutes 05 seconds East 275.82 feet.
- 60 5. North 72 degrees 38 minutes 37 seconds East 209.10 feet.
- 61 6. South 29 degrees 58 minutes 16 seconds East 329.12 feet.
- 62 7. South 11 degrees 49 minutes 24 seconds West 82.11 feet
- 63 8. South 24 degrees 18 minutes 33 seconds East 517.97 feet.

9. South 40 degrees 07 minutes 47 seconds East 481.87 feet.
10. North 70 degrees 53 minutes 54 seconds East 155.00 feet.
11. South 32 degrees 28 minutes 17 seconds East 562.66 feet.
12. South 66 degrees 20 minutes 36 seconds East 195.95 feet.
13. South 40 degrees 00 minutes 06 seconds East 336.62 feet.
14. South 34 degrees 05 minutes 30 seconds East 512.36 feet.
15. South 58 degrees 36 minutes 47 seconds East 378.81 feet to the northwesterly line of Copper Hill Drive, 110 feet wide, as dedicated on Tract No. 51644-01, in said County, as per map filed in Book 1271, Pages 8 through 21, inclusive, of Maps, of said Records of Los Angeles County.

thence along said northwesterly line of Copper Hill Drive, South 57 degrees 31 minutes 40 seconds West 320.19 feet; thence leaving said northwesterly line, South 57 degrees 31 minutes 40 seconds West 133.27 feet; thence South 56 degrees 34 minutes 23 seconds West 300.04 feet; thence South 57 degrees 31 minutes 40 seconds West 75.94 feet to the northeasterly line of the land conveyed to the Metropolitan Water District of Southern California as Area "A" by deeds recorded on October 3, 1967 in Book D3786, Page 579, on February 6, 1968 in Book D3905, Page 546, and on July 9, 1973 in Book D5937, Page 544, all of Official Records, in the Office of the County Recorder of Los Angeles County, as shown on map recorded in Book 109, Pages 60 through 70, inclusive, of Records of Surveys, in the Office of the County Recorder of said County of Los Angeles; thence along said northeasterly line, and the northerly and southwesterly lines of said land, the following eight (8) courses:

1. North 24 degrees 25 minutes 31 seconds West 615.85 feet.
2. North 65 degrees 34 minutes 29 seconds East 175.00 feet.
3. North 24 degrees 25 minutes 31 seconds West 662.46 feet.
4. North 36 degrees 46 minutes 35 seconds West 452.46 feet.
5. South 53 degrees 13 minutes 25 seconds West 679.95 feet.
6. South 36 degrees 46 minutes 35 seconds East 981.73 feet.
7. North 65 degrees 34 minutes 29 seconds East 126.00 feet.

94 8. South 24 degrees 25 minutes 31 seconds East 643.15 feet to the beginning of a non-  
95 tangent curve, concave to the northeast, having a radius of 13.00 feet and to which  
96 beginning a radial line bears South 34 degrees 44 minutes 17 seconds West.  
97  
98 thence leaving said southwesterly line, northwesterly 6.19 feet along said curve through a central  
99 angle of 27 degrees 17 minutes 21 seconds; thence North 27 degrees 58 minutes 22 seconds  
100 West 4.01 feet; thence South 62 degrees 01 minutes 38 seconds West 12.00 feet; thence South 52  
101 degrees 42 minutes 04 seconds West 46.62 feet; thence South 62 degrees 01 minutes 38 seconds  
102 West 12.00 feet; thence South 27 degrees 58 minutes 22 seconds East 4.01 feet to the beginning  
103 of a curve, concave to the west and having a radius of 13.00 feet; thence southerly 19.40 feet  
104 along said curve through a central angle of 85 degrees 30 minutes 02 seconds; thence South 57  
105 degrees 31 minutes 40 seconds West 49.49 feet to the beginning of a curve, concave to the  
106 northwest and having a radius of 145.00 feet; thence southwesterly 28.90 feet along said curve  
107 through a central angle of 11 degrees 25 minutes 16 seconds; thence South 68 degrees 56  
108 minutes 56 seconds West 30.00 feet to the beginning of a curve, concave to the southeast and  
109 having a radius of 161.00 feet; thence southwesterly 32.09 feet along said curve through a central  
110 angle of 11 degrees 25 minutes 16 seconds; thence South 57 degrees 31 minutes 40 seconds  
111 West 65.00 feet to the beginning of a curve, concave to the southeast and having a radius of  
112 277.67 feet; thence southwesterly 41.02 feet along said curve through a central angle of 08  
113 degrees 27 minutes 51 seconds; thence South 49 degrees 03 minutes 49 seconds West 41.09 feet  
114 to the beginning of a curve, concave to the northwest and having a radius of 271.59 feet; thence  
115 southwesterly 38.66 feet along said curve through a central angle of 08 degrees 09 minutes 22  
116 seconds to the beginning of a reverse curve, concave to the southeast and having a radius of  
117 1,800.00 feet, said curve being concentric with and 50.00 feet northwesterly of the northwesterly  
118 line of Copper Hill Drive as dedicated to the County of Los Angeles, by Road Deed recorded  
119 June 16, 1999 as Instrument No. 99-1109877, of said Official Records; thence southwesterly  
120 1,044.24 feet along said concentric curve through a central angle of 33 degrees 14 minutes 21  
121 seconds to the beginning of a reverse curve, concave to the north and having a radius of 13.00  
122 feet; thence westerly 20.21 feet along said curve through a central angle of 89 degrees 04  
123 minutes 47 seconds; thence North 66 degrees 56 minutes 23 seconds West 4.00 feet; thence  
124 South 23 degrees 03 minutes 37 seconds West 12.00 feet; thence South 21 degrees 41 minutes 18

seconds West 53.02 feet; thence South 23 degrees 03 minutes 37 seconds West 12.00 feet;  
thence South 66 degrees 56 minutes 23 seconds East 4.00 feet to the beginning of a curve,  
concave to the southwest and having a radius of 13.00 feet; thence southeasterly 19.89 feet along  
said curve through a central angle of 87 degrees 39 minutes 53 seconds to the beginning of a  
reverse curve, concave to the east and having a radius of 1,800.00 feet, said curve being  
concentric with the hereinabove described curved northwesterly line of Copper Hill Drive;  
thence southerly 957.87 feet along said concentric curve through a central angle of 30 degrees 29  
minutes 24 seconds to a point of tangency with a line parallel with and 50.00 feet westerly of the  
westerly line of said Copper Hill Drive; thence along said parallel line South 09 degrees 45  
minutes 55 seconds East 1,122.21 feet to a point of tangency with the northerly continuation of  
the curved northwesterly line of said Copper Hill Drive as dedicated to the County of Los  
Angeles per deed recorded June 16, 1999 as Instrument No. 99-1109879 of said Official  
Records, said curve being concave to the northwest and having a radius of 1,699.92 feet; thence  
southwesterly 2,487.12 feet along said continuation and along said curve through a central angle  
of 83 degrees 49 minutes 42 seconds; thence continuing along said northwesterly line, the  
following six (6) courses:

1. South 74 degrees 03 minutes 48 seconds West 72.87 feet to the beginning of a curve,  
concave to the north and having a radius of 144.63 feet.
2. westerly 28.55 feet along said curve through a central angle of 11 degrees 18 minutes 36  
seconds.
3. South 85 degrees 22 minutes 24 seconds West 30.96 feet to the beginning of a curve,  
concave to the south and having a radius of 160.63 feet.
4. westerly 31.71 feet along said curve through a central angle of 11 degrees 18 minutes 36  
seconds.
5. South 74 degrees 03 minutes 48 seconds West 280.93 feet to the beginning of a curve,  
concave to the southeast and having a radius of 1,812.00 feet.
6. southwesterly 674.85 feet along said curve through a central angle of 21 degrees 20  
minutes 19 seconds to the point of beginning.

156  
157 Excepting therefrom, Alta Vista Drive, 84 feet, variable, and 100 feet wide, formerly known as  
158 Galaxy Way, as dedicated to the County of Los Angeles by deed recorded May 22, 2003 as  
159 Instrument No. 03-1471004 of Official Records of said County.

160  
161  
162  
163 Also excepting therefrom, Tesoro del Valle Drive, 90 feet wide, as dedicated on Tract No.  
164 51644-01, in said County, as per map filed in Book 1271, Pages 8 through 21, inclusive, of  
165 Maps, of said Records of Los Angeles County.  
166

167  
168  
169  
170 This Legal Description has been prepared under my direction:  
171  
172  
173

174  
175  
176 \_\_\_\_\_  
Robert C. Olson, PLS 5490

177 Psomas  
178

179 Date: \_\_\_\_\_  
180  
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186  
187  
188



## **Attachment F: Landowner Consent to Zone Formation**

### **Valencia Company**

A DIVISION OF THE NEWHALL LAND AND FARMING COMPANY  
23823 Valencia Boulevard, Valencia, California 91355-2194 • (661) 255-4000

January 25, 2005

Mr. Les Seidman  
Los Angeles County Department of Parks and Recreation  
Special Districts Section

Subject: ANNEXATION OF TERRITORY INTO  
LLA DISTRICT 4, ZONE NO. 69

Dear Mr. Seidman:

Newhall Land and Farming Company (A California Limited Partnership), as the sole owner of property, proposes to apply an Equivalent Dwelling Unit (EDU) assessment to territory within existing Lighting Act District No. 4, Zone No. 69– West Creek Canyon Estates.

Commencing with Fiscal Year 2006/2007, the amount of the assessment for the assessment district is proposed to increase annually, based on the Consumer Price Index, All Urban Consumer, for the Los Angeles-Anaheim-Riverside Area (CPI), as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor.

We hereby give consent said method of assessment and CPI of the subject territory into said district.

Accompanying this request is an Engineer's Report, which supports the assessment proposed for LLA District No. 4, Zone No. 69 – West Creek Canyon Estates, as described above.

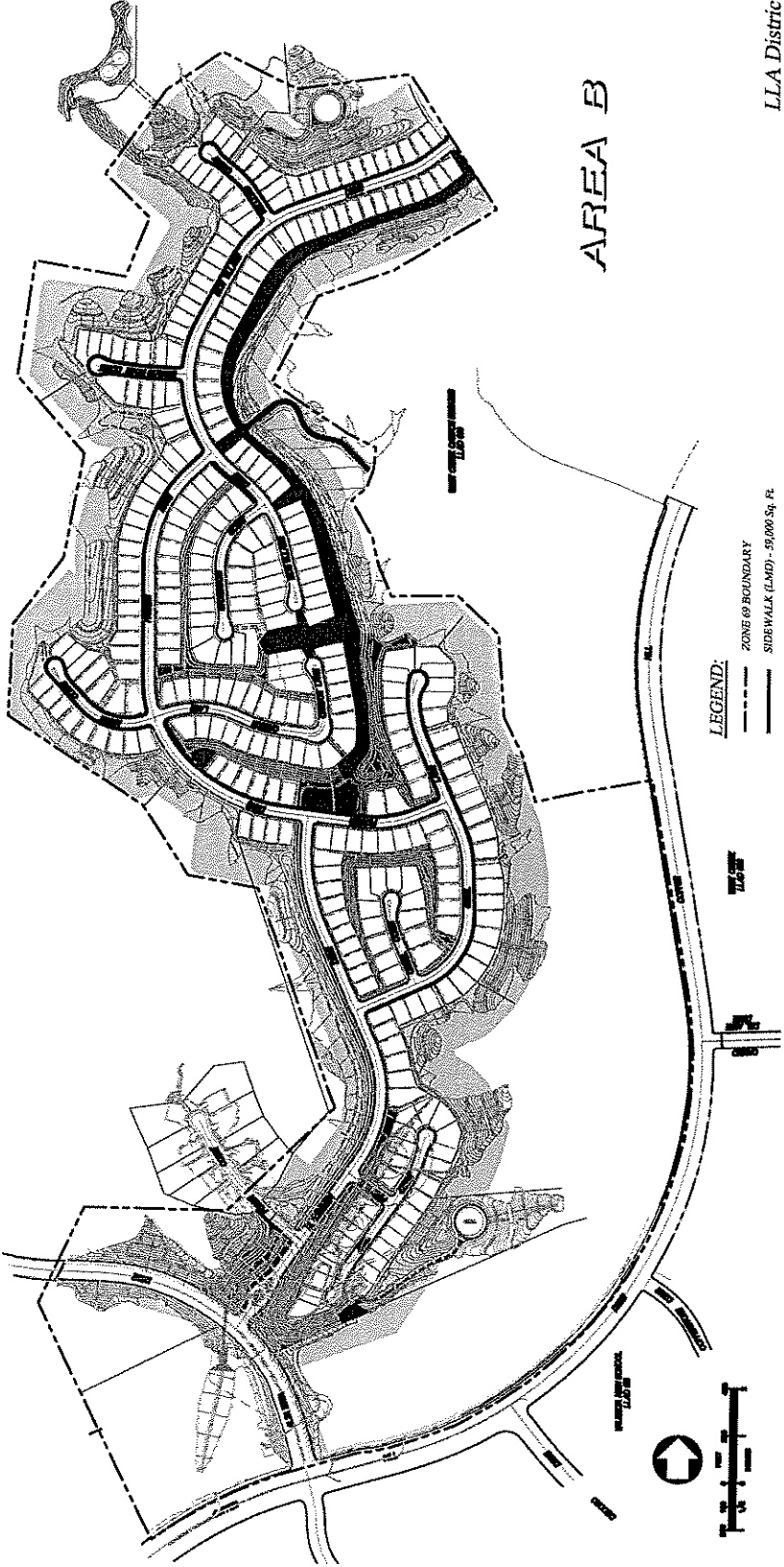
Sincerely,

Mark Subbotin  
Vice President, Residential Development

Attach: Engineers' Report  
Eng Rprt Final.doc

January 2006

*Engineer's Report  
LLA No. 4, Zone No. 69  
West Creek Canyon Estates*



**LEGEND:**

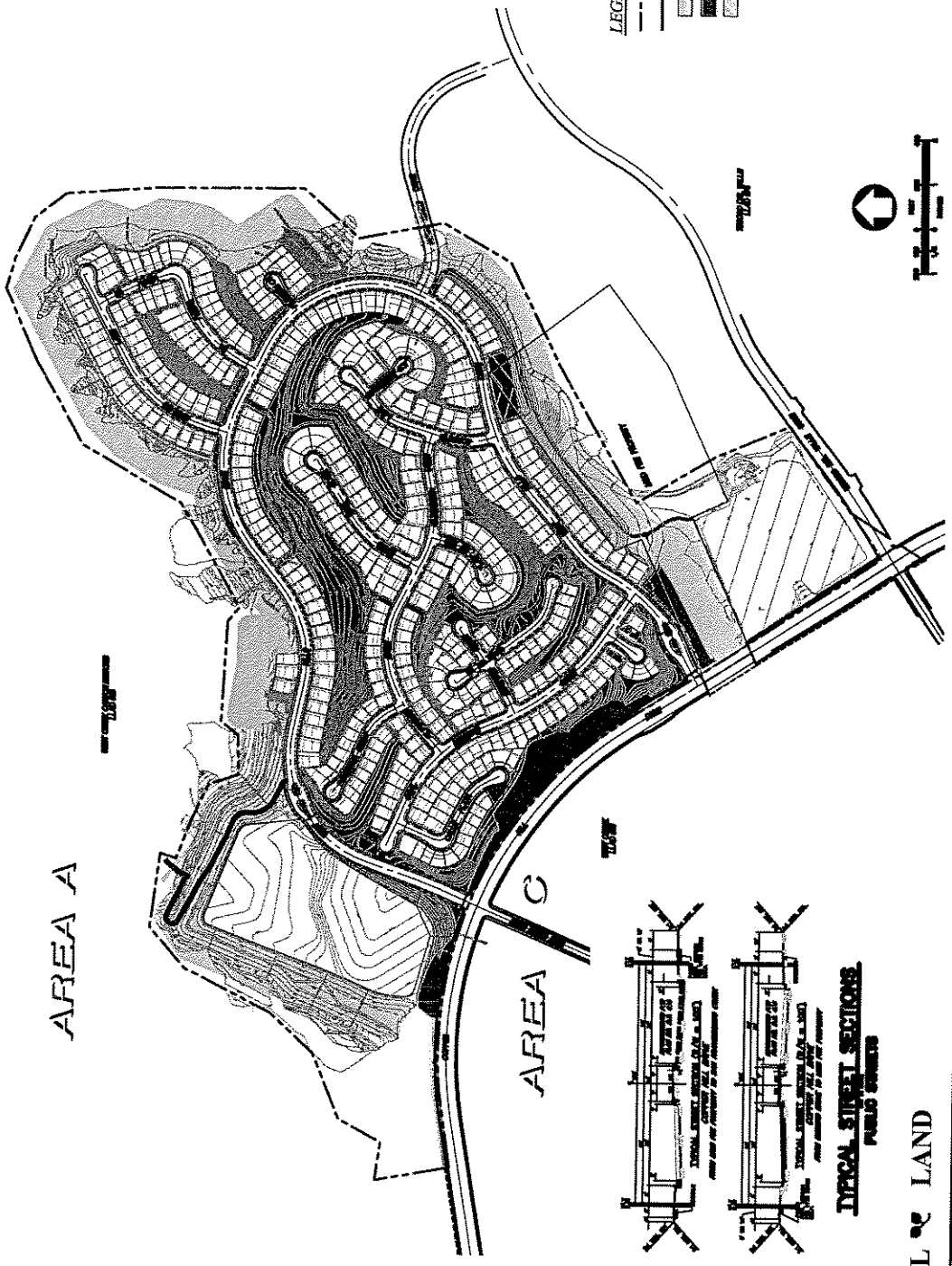
- ZONE B9 BOUNDARY
- SIDEWALK (LMD) - 59,000 Sq. Ft.
- LMD MAINTAINED LANDSCAPE - 859,394 Sq. Ft.
- HOA MAINTAINED LANDSCAPE/SIDEWALK - 1,301,086 Sq. Ft.
- BRUSHED/VEGETATION - 1,674,657 Sq. Ft.
- VALENCIA WATER COMPANY MAINTENANCE - 76,689 Sq. Ft.

AREA B

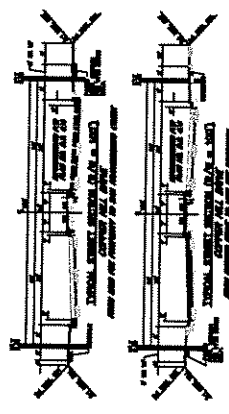
NEWHALL LAND

VTTM No. 52455  
Los Angeles County  
LLA District No. 4, Zone No. 69  
WEST CREEK AREA 'A'  
EXHIBIT

**PSOMAS**  
JAN. 1998  
BY THE BOARD OF SUPERVISORS



- LEGEND:**
- ZONE 69 BOUNDARY
  - SIDEWALK (LMD) - 30,431 Sq. Ft.
  - LMD MAINTAINED LANDSCAPE - 621,387 Sq. Ft.
  - HOA MAINTAINED LANDSCAPE/SIDEWALK - 1,487,489 Sq. Ft.
  - BRUSHED/REVEGETATION (LMD) - 1,023,863 Sq. Ft.



**PROPOSED STREET SECTIONS**  
PUBLIC RIGHTS

**NEWHALL & LAND**

VTM No. 52455  
Los Angeles County  
LLA District No. 4, Zone No. 69  
WEST CREEK AREA 'B'  
EXHIBIT

**PSOMAS**  
PREPARED BY  
DATE: 10/11/11